



Guide price £274,400

TENURE : FREEHOLD

Byrons Meadow, Coleford, Gloucestershire, GL16 8ER

Bedrooms : 3

Bathrooms : 1

Reception Rooms : 1

Spacious

perfect for family life and entertaining

bright and immaculately presented throughout

Generously proportioned lounge ideal for relaxing and unwinding

Exceptional kitchen diner

Convenient downstairs cloakroom

Aroha Properties

Unit 1 Regents Walk, Newerne Street, Lydney, Gloucestershire, GL155RF

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Website: <https://aroha.globalnoticeboard.com>



Spacious, light-filled and presented to an exceptional standard, this beautifully updated home occupies a prime position within a highly desirable cul-de-sac. Thoughtfully enhanced throughout, it offers a perfect blend of modern style and everyday comfort, with a layout designed to maximise both space and practicality.

At its heart is a stunning kitchen diner, an ideal hub for family living and effortless entertaining. The generous lounge provides a welcoming retreat, perfect for relaxing at the end of the day, while a useful downstairs cloakroom adds to the home's convenience.

Upstairs, the property continues to impress with three well-proportioned bedrooms and a sleek, contemporary family bathroom, offering a balanced and versatile arrangement suited to both growing families and first-time buyers. Outside, the property benefits from a generous garden and the added advantage of a garage, further enhancing its appeal.

A superb home throughout, stylishly finished and ready for immediate enjoyment.

Entrance

Accessed via a composite front door with inset obscured glazing, creating a smart and welcoming first impression.

Reception Hallway - 13'3" x 4'4" (4.05 x 1.33m)

Spacious and inviting, the reception hallway features upgraded vinyl click wood-effect flooring throughout and an open, carpeted staircase rising to the first floor. A central ceiling light and radiator provide comfort, while power points and wall-mounted central heating controls add practicality.

A generous understairs storage cupboard offers click vinyl wood-effect flooring, an excellent range of coat hooks, space for a condenser dryer, and power points, ideal for organised family living.

Downstairs W.C. - 5'8" x 3'0" (1.73 x 0.92m):

With an obscured UPVC double-glazed window to the front elevation, this beautifully presented cloakroom is enhanced by feature wallpaper and modern tiled splashbacks. Comprising a low-level push-button W.C. and pedestal wash hand basin, the space is finished with vinyl click wood-effect flooring, a radiator, pendant lighting, and extractor fan.

Kitchen / Diner - 12'0" x 10'8" (3.67 x 3.27m):

Spacious and impeccably presented, this superb kitchen/dining room is perfectly suited to both family life and entertaining. A UPVC double-glazed window to the front aspect, along with an additional obscured side window, allows for excellent natural light.

The kitchen boasts an excellent range of base and eye-level units with complementary rolled-edge work surfaces and stylish metro tiled splashbacks. There is a stainless steel sink and drainer with mixer tap, space for a washing machine, and an integrated AEG electric oven with four-ring gas hob and extractor above.

Feature spot lighting and under cabinet lighting. A smoke alarm, wall-mounted gas central heating boiler, radiator, and ample power points complete the space. Upgraded vinyl click flooring runs throughout, with ample room for a large dining table, ideal for hosting family gatherings.

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Lounge - 11'7" x 18'7" (3.51 x 5.68m):

Exceptionally spacious and immaculately presented, the lounge enjoys UPVC double-glazed patio doors opening onto the garden, along with an additional window that floods the room with natural light.

Finished with upgraded vinyl click wood-effect flooring and two pendant ceiling lights, this is a wonderful space to relax and unwind. Radiator and multiple power points.

Landing - 6'6" x 3'8" (1.98 x 1.13m):

The gallery-style landing features carpeted flooring, pendant ceiling lighting, loft access, power points, and doors leading to all principal rooms.

Bedroom One - 13'9" x 9'2" (4.21 x 2.81m):

A light and airy room with UPVC double-glazed windows to the front and side elevations, radiator beneath, central pendant lighting, and carpeted flooring throughout. A well-proportioned space with ample power points.

Bedroom Two - 9'11" x 10'9" (3.03 x 3.28m):

Enjoying a UPVC double-glazed window to the rear aspect with a pleasant garden outlook, this beautifully presented bedroom features carpeted flooring, central pendant lighting, radiator, and a range of power points.

Bedroom Three - 8'10" x 7'5" (2.72 x 2.28m):

Also overlooking the rear garden via a UPVC double-glazed window, this well-appointed room offers carpeted flooring, pendant lighting, radiator, and power points.

Family Bathroom - 7'7" x 5'5" (2.32 x 1.67m):

An obscured UPVC double-glazed window to the front aspect provides natural light to this modern and well-presented bathroom.

The white suite comprises a low-level push-button W.C., pedestal wash hand basin, and panel bath with glazed screen and power shower above with attachments. Complementary tiled splashbacks, wood-effect laminate flooring, spot lighting, chrome heated towel rail, wall-mounted mirrored vanity unit, and extractor fan complete the room..

Garage - 9'11" x 18'6" (3.04 x 5.65m):

Located within a block of two, the garage benefits from power and lighting, with allocated parking directly in front.

Rear Garden

The large and well maintained rear garden provides a wonderful outdoor retreat. A spacious patio area with wooden pergola creates the perfect setting for outdoor dining and entertaining. Secure fenced boundaries offer privacy, while borders lined with rustic sleepers provide excellent planting space for mature shrubs and flowers.

The remainder of the garden is laid to lawn, complemented by a charming decking area ideal for additional seating. Secure gated side access leads to the front of the property.

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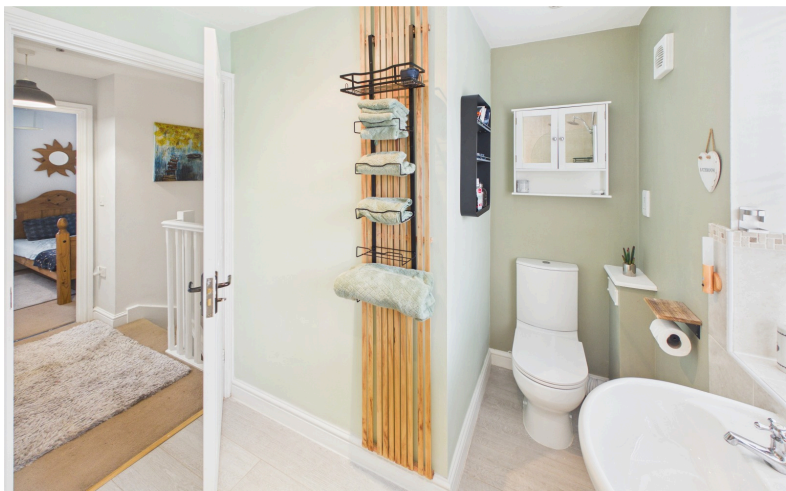
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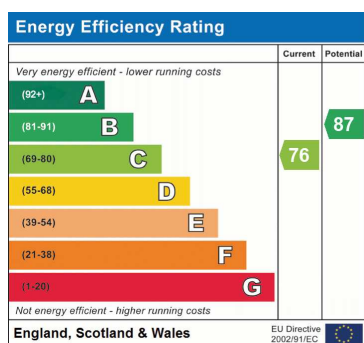
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