



FREEHOLD

£485,000



4 BROADWELL BRIDGE, BROADWELL, COLEFORD, GL16 7GA

- LIVING ROOM
- CONSERVATORY
- CLOAKROOM
- ENSUITE TO MASTER
- GARDEN

- DINING ROOM
- UTILITY
- BREAKFAST ROOM
- FOUR BEDROOMS
- OFF ROAD PARKING

www.kjtresidential.co.uk

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A FOUR BEDROOM DETACHED FAMILY HOME WITH THE ADDED FLEXIBILITY OF SPACIOUS GROUND FLOOR THAT COULD PROVIDE ANNEXE ACCOMMODATION, OFFICE FACILITY OR TEENAGE DEN SUBJECT TO ANY REMEDIAL WORKS REQUIRED. SITUATED IN A SMALL PRIVATE CUL-DE-SAC CLOSE TO WOODLAND WALKS AND LOCAL SHOPPING FACILITIES.

ACCOMMODATION :

ENTRANCE PORCH :

Tiled floor, coat hanging area, French doors to front and door to...

RECEPTION HALL: Understairs storage cupboard, radiator, ceramic tiled floor, coved ceiling, stairs to first floor

LIVING ROOM: 16' 10" x 11' 6" (5.13m x 3.50m), Feature fire place with marble surround and coal affect gas fire inset, wood laminate flooring, two radiators, coved ceiling, recessed spot lighting, window to front. Open to....

DINING ROOM: 10' 6" x 9' 6" (3.20m x 2.89m), Wood laminate flooring, radiator, coved ceiling, sliding doors to:

CONSERVATORY: 13' 0" x 9' 0" (3.96m x 2.74m), Predominately UPVC construction with ceramic tiled floor, radiator, power lighting, telephone point, windows and French doors to side

UTILITY: 6' 6" x 5' 3" (1.98m x 1.60m), Base and eye level storage units with single drainer stainless steel sink unit with hot and cold swivel taps over, plumbing for automatic washing machine, vent for tumble dryer, wall mounted gas fired boiler (hot water and central heating), coved ceiling, ceramic tiled floor, half glazed door to rear and garden



CLOAKROOM: Close coupled WC, wash hand basin, coved ceiling, radiator, ceramic tiled floor, tiled splashbacks, radiator, and window to rear

KITCHEN: 13' 0" x 9' 2" (3.96m x 2.79m), (max measurements) Extensive range of base and eye level storage units with under cupboard down lighting and fitted wine rack, work top incorporating single drainer one and a half ceramic sink unit with hot and cold swivel taps over, fitted electric oven and grill, 5 ring gas hob, stainless steel chimney extractor hood and fitted dishwasher, tiled splashbacks, ceramic tiled floor, track spotlighting, window to rear

BREAKFAST ROOM: 8' 9" x 7' 6" (2.66m x 2.28m), Radiator, ceramic tiled floor, coved ceiling, French doors to rear, door to...

ANNEXE / GAMES ROOM: 17' 4" x 17' 0" (5.28m x 5.18m), Fitted triple mirrored wardrobes, feature laminate flooring, two radiators, recessed spotlighting, access to loft space, windows to front and half glazed door to side



STAIRS TO FIRST FLOOR LANDING: Access to partly boarded loft space with electric light, radiator, shelved linen cupboard, cupboard housing hot water tank

MASTER BEDROOM: 14' 3" x 12' 6" (4.34m x 3.81m), (Including en-suite) Triple mirrored wardrobe with shelves and hanging rail, radiator, window to front

EN-SUITE: Tiled shower cubicle, close coupled WC, pedestal wash hand basin, stainless steel ladder radiator, ceramic tiled floor, window to side

BEDROOM TWO: 12' 0" x 10' 4" (3.65m x 3.15m), Narrowing to 8'8 (including en-suite) Fitted double wardrobe, radiator, window to front

EN-SUITE: Corner hydro shower cubicle, wash hand basin, extractor fan and recessed spotlighting

BEDROOM THREE: 10'6 narrowing to 8'6 x 9'10 Fitted double wardrobe with mirrored door, radiator, window to rear

BEDROOM FOUR: 9' 2" x 6' 8" (2.79m x 2.03m), Fitted single wardrobe, radiator, window to rear

BATHROOM: Three piece suite comprising panelled bath with Mira Sport shower over, close coupled WC, wash hand basin, strip light and shaver point, tiled splashbacks, extractor fan, radiator, window to rear

OUTSIDE: Property is accessed via sheep/cattle grid into private cul-de-sac, brick paved hard standing for parking plus gated parking space. Enclosed rear garden with level lawn, hedge border and patio.

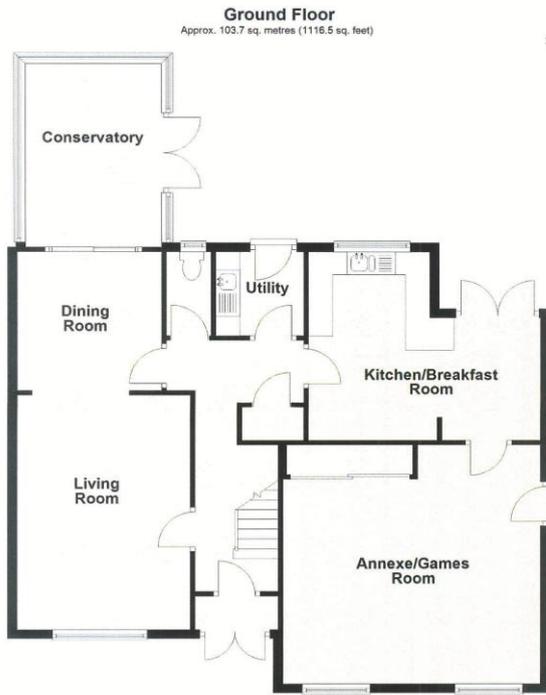
THE SERVICES ARE ALL MAIN SERVICES, GAS CENTRAL HEATING SYSTEM, TELEPHONE SUBJECT TO BT TRANSFER REGULATIONS, SERVICES AND APPLIANCES WHERE APPLICABLE, HAVE NOT BEEN TESTED.

Directions: From our Coleford Office take the third exit of the clock tower to the traffic lights and proceed straight over. Continue on past the shops and approx 1/4 mile on turn right sign posted for the Speech House, continue up to the crossroads and turn left and then immediately right into the development. The property can be found on following the numbers and with our For Sale board.

IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.



01594 833333



Total area: approx. 169.6 sq. metres (1826.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		91
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

PASSIONATE
ABOUT
Property
SINCE 1982