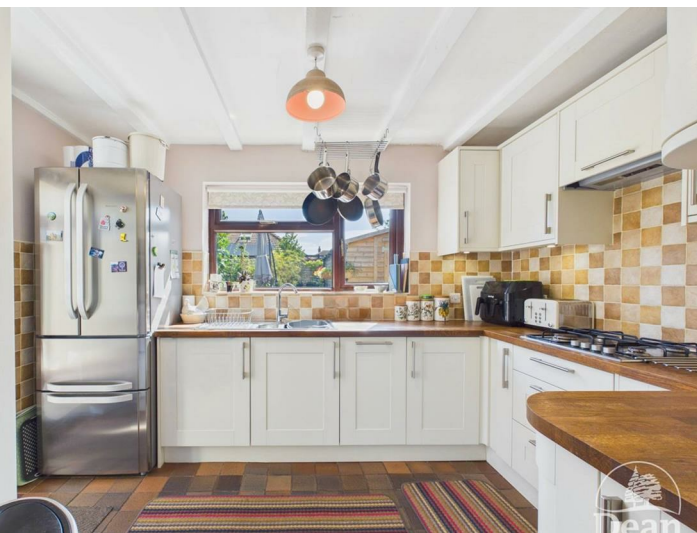




Strathmore Gardens

Sling, Coleford, GL16 8JQ

£280,000



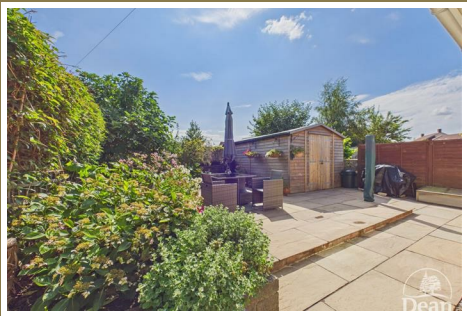
A well proportioned & highly versatile three bedroom semi- detached dormer style home offers spacious accommodation arranged over two floors, extending to approximately 1,116 sq. ft., together with attractive established gardens & excellent outdoor entertaining space.

The ground floor provides a welcoming entrance hallway leading to a comfortable lounge, with French doors opening directly onto the garden. A separate dining room provides further reception space, while the breakfast room flows through an attractive archway into the fitted kitchen, creating a sociable & practical arrangement for everyday living. Also on the ground floor is a generous double bedroom & a modern bathroom, making the layout particularly suitable for those seeking flexible accommodation or the option of predominantly ground-floor living.

Upstairs are two further bedrooms, including an impressive master bedroom with excellent proportions & its own en-suite shower room. The combination of bedrooms across both floors makes the property equally well suited to families, visiting guests or those requiring dedicated home-working space.

A particular highlight is the beautifully established garden, which has been thoughtfully landscaped to create several distinct areas to enjoy. Mature trees, shrubs and colourful planting provide an attractive backdrop, complemented by paved pathways, a decorative pond & a timber seating arbour. A generous paved terrace provides an ideal setting for outdoor dining & entertaining, with a substantial timber garden shed offering useful storage.

Overall, this is a charming & deceptively spacious home offering flexible accommodation, three bedrooms, two bathrooms, multiple reception areas & delightful gardens, making it an excellent choice for a wide variety of buyers.



Approached via UPVC double glazed front door into:

Entrance Hallway:

5'11" x 3'6" (1.81m x 1.07m)

Doors to lounge, kitchen/breakfast room, dining room, bedroom & bathroom, stairs to first floor landing, single panelled radiator, power & lighting.

Lounge:

14'9" x 10'6" (4.51m x 3.22m)

Feature gas fireplace with mantel, UPVC double glazed French doors & windows to side aspect, single panelled radiator, power & lighting.

Breakfast Room:

10'0" x 8'2" (3.05m x 2.49m)

Archway to kitchen, UPVC double glazed window to side aspect, double panelled radiator, power & lighting.

Kitchen:

11'9" x 7'10" (3.60m x 2.41m)

A range of base units, wall units & drawers, wooden worktops, gas hob, extractor hood, two electric ovens, one & a half stainless

steel sink with drainer unit, integral washing machine, integral dishwasher, tiled splashbacks, tiled flooring, UPVC double glazed window to side aspect, UPVC double glazed door to rear garden.

Dining Room:

11'10" x 10'4" (3.61m x 3.15m)

Storage cupboards, UPVC double glazed sliding doors to rear garden, single panelled radiator, power & lighting.

Bedroom Three:

10'9" x 9'10" (3.28m x 3.00m)

UPVC double glazed window to side aspect, consumer unit, double panelled radiator, power & lighting.

Bathroom:

6'11" x 6'7" (2.12m x 2.03m)

P-shaped bath with rainfall shower head & handheld shower attachment over, glass shower screen, W.C., vanity unit with inset wash hand basin, extractor fan, lighting, tiled flooring, tiled walls, UPVC double glazed frosted window to front aspect.

First Floor Landing:

3'2" x 2'10" (0.99m x 0.87m)

Doors to both upstairs bedrooms, lighting.

Bedroom One:

14'6" x 11'1" (4.42m x 3.39m)

Door to en-suite, double panelled radiator, UPVC double glazed window to front aspect, eaves storage, built in storage cupboard, power & lighting, fan.

En-Suite:

7'9" x 6'2" (2.38m x 1.90m)

Shower cubicle with electric shower, W.C., wash hand basin, tiled walls, single panelled radiator, extractor fan, lighting.

Bedroom Two:

11'1" x 9'10" (3.39m x 3.01m)

Single panelled radiator, power & lighting, UPVC double glazed window to rear aspect.

Outside:

The property enjoys a beautifully established & thoughtfully landscaped garden, offering a wonderful combination of attractive planting & generous outdoor entertaining space. The

garden features an abundance of mature trees, shrubs & colourful borders, creating a particularly private & leafy setting.

A decorative pond & rockery form an attractive focal point, complemented by paved pathways, gravelled areas & a timber arbour providing a peaceful spot to sit & enjoy the surroundings. A pergola adds further character & leads through the garden towards the property.

To the other side is a generous paved patio, providing an excellent space for outdoor dining, entertaining & relaxing. This area is bordered by well-stocked raised beds & benefits from a substantial timber garden shed, providing useful storage.

Overall, the gardens have been carefully designed to offer low-maintenance yet colourful outside space, with several different seating areas from which to enjoy the garden throughout the day.



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Road Map



Hybrid Map



Terrain Map



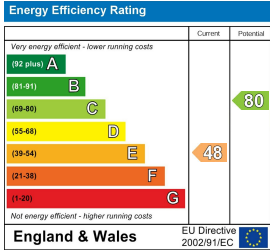
Floor Plan



Viewing

Please contact our Coleford Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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