



Edenwall Road

Milkwall, Coleford, Gloucestershire, GL16 7LA

Offers Over £247,500



3



1



1



C



A well presented family home, offering spacious and versatile accommodation, ample off-road parking, and a beautifully landscaped rear garden.

The property benefits from a bright and airy kitchen/dining room, perfect for modern family living, alongside a comfortable lounge enjoying pleasant views over the rear garden with direct access outside. Upstairs, there are three well-proportioned bedrooms and a recently renovated contemporary family bathroom finished to a high standard. Externally, the rear garden has been thoughtfully designed to provide an attractive yet practical outdoor space, ideal for entertaining, relaxing, and family enjoyment.

Milkwall is a popular residential area on the edge of Coleford, in the heart of the Forest of Dean. It offers a mix of modern and traditional homes, appealing to a wide range of buyers including families and first-time purchasers. The area benefits from easy access to Coleford town centre, with its range of shops, schools, and everyday amenities, as well as good road links to Lydney, Cinderford, and Monmouth. Surrounded by beautiful woodland and countryside, Milkwall is ideal for those who enjoy outdoor living, offering a great balance between convenience and a peaceful setting.



Approached via a UPVC double glazed front door into:

Entrance Hallway:

3'11" x 3'10" (1.21m x 1.18m)

Doors to lounge & kitchen, stairs to first floor landing, power & lighting.

Kitchen:

12'11" x 7'2" (3.95m x 2.19m)

A range of wall units & base units, boiler, space & plumbing for washing machine, space for fridge/freezer, one & a half bowl stainless steel sink with integrated drainer unit, double glazed UPVC windows to front aspect, power & lighting, radiator, opening to dining room.

Dining Room:

15'11" x 8'6" (4.87m x 2.60m)

Double glazed UPVC windows to front aspect, door to lounge, power & lighting, radiator.

Lounge:

16'0" x 9'10" (4.90m x 3.01m)

Double glazed UPVC window to rear aspect, double glazed UPVC French doors to rear garden, gas fireplace, door to kitchen, power & lighting.

First Floor Landing:

8'10" x 6'2" (2.70m x 1.90m)

Access to all bedrooms and bathroom, loft access, smoke alarm, power & lighting.

Bedroom One:

12'11" x 8'4" (3.96m x 2.56m)

UPVC double glazed window, single panelled radiator, storage cupboard with hanging rail, power & lighting.

Bedroom Two:

10'1" x 9'6" (3.08m x 2.90m)

UPVC double glazed window, single panelled radiator, power & lighting.

Bedroom Three:

9'10" x 7'5" (3.01m x 2.27m)

UPVC double glazed window, single panelled radiator, power & lighting.

Bathroom:

6'11" x 6'2" (2.13m x 1.90m)

Recently renovated to a modern finish, fully tiled, walk in shower with glass screen, vanity sink unit, W.C., extractor fan, lighting, UPVC double glazed window.

Outside:

To the front is off road parking for two vehicles leading to the front door.

The rear garden is a particularly attractive feature of the property, offering a well-planned mix of patio, lawn and seating areas, ideal for both relaxing and entertaining. Directly accessed from the house, the generous paved patio provides ample space for outdoor furniture, with a comfortable seating area creating a lovely spot to enjoy the garden.

The garden is enclosed by timber fencing, giving a good degree of privacy, and is mainly laid to lawn with planted borders and mature greenery adding colour and interest. A gravelled section to the side provides a neat, low-maintenance area, together with useful storage from the garden shed. There is also gated side access, outdoor lighting and further space for potted plants, making the garden both practical and enjoyable throughout the year.

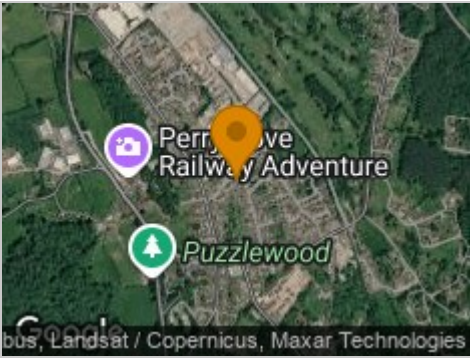


Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability or availability with respect to the website or the information, products, services, or related graphics contained on the website for any purpose. These details do not constitute any part of any Offer, Contract or Tenancy Agreement. Photographs used for advertising purposes may not necessarily be the most recent photographs, although every effort is made to update photographs at the earliest opportunity. Any reliance you place on such information is therefore strictly at your own risk. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright. You must obtain permission from the owner of the images to reproduce them. Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs. Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports. PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria. As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing. You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

Road Map



Hybrid Map



Terrain Map



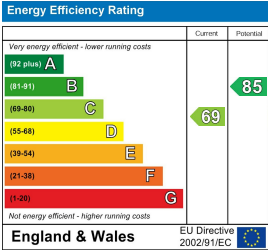
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

