Dean
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Machen Road

Broadwell, Coleford, Gloucestershire, GL16 7BU

£330,000

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A spacious & well-presented three bedroom family home, offering versatile living accommodation, a garage, ample off-road parking & pleasant views towards surrounding countryside to the rear.

The ground floor is approached via a welcoming entrance hallway, leading through to a particularly generous lounge, providing an excellent space for relaxing and entertaining. An opening leads into the separate dining room, which enjoys French doors opening out onto the rear garden, allowing plenty of natural light to fill the room. The fitted kitchen offers a range of wooden wall & base units, ample worktop space & a central island, while a separate utility room provides additional practicality. Completing the ground floor is a stylishly finished cloakroom & a useful rear porch overlooking the garden.

To the first floor are three well-proportioned bedrooms, including two spacious double bedrooms & a further single bedroom, ideal for a child's room, guest accommodation or home office. The family bathroom is finished to a modern standard, featuring contemporary tiling, a separate bath & shower enclosure, wash hand basin & W.C..

Outside, the property benefits from a low-maintenance rear garden, featuring a variety of established plants, mature shrubs & a seating area, creating a lovely space to relax & enjoy the surroundings. The garden also enjoys pleasant views towards the surrounding greenery & countryside. Further benefits include a garage & ample off-road parking.

Situated in the popular village of Broadwell, the property enjoys a convenient location with access to local bus routes, nearby convenience stores & beautiful woodland walks. The neighbouring market town of Coleford offers a wide range of amenities, including independent shops, cafés, public houses, doctors' surgeries, a library and a cinema. With the Forest of Dean close by, the property is ideally positioned for those looking to enjoy both countryside living & everyday convenience.







Accessed via part UPVC double glazed door into:

Entrance Hallway:
13'8" x 3'9" (4.17m x 1.15m)

Karndean flooring, stairs to first floor landing, understairs storage cupboard, double panelled radiator, doors to cloakroom, lounge & kitchen.

Lounge:
17'10" x 12'2" (5.44m x 3.73m)

Karndean flooring, UPVC double glazed large bay window with fitted wooden shutters to front aspect, power & lighting, TV points, double panelled radiator, opening to dining room.

Dining Room:
9'10" x 10'7" (3.00m x 3.23m)

Karndean flooring, UPVC double glazed patio doors to rear aspect, double panelled radiator, power & lighting, door to kitchen.

Kitchen:
12'5" x 9'9" (3.80m x 2.98m)

A range of base, wall and drawers units, newly fitted Quartz worktops with splashbacks, space & plumbing for dishwasher, built-in oven, induction hob and extractor fan, space for fridge/ freezer, power & lighting, stainless steel one and a half bowl single drainer sink unit with tap over and waste disposal, power & lighting, UPVC double glazed window to rear aspect, UPVC half glazed door to rear porch.

Rear Porch:
10'0" x 2'10" (3.05m x 0.88m)

UPVC double glazed windows to rear aspect, UPVC double glazed door giving access into garden, door to utility room.

Utility Room:
10'0" x 6'6" (3.05m x 1.99m)

Stainless steel single drainer sink unit with tap over, UPVC double glazed window to rear aspect, Valiant condensing boiler, space & plumbing for washing machine, space for dryer, power & lighting, door to garage.

Cloakroom:
6'2" x 3'2" (1.89m x 0.97m)

W.C., vanity wash hand basin unit with tap over, UPVC double glazed window to front aspect, extractor fan, lighting, heated towel rail, corian surfaces, tiled flooring, tiled walls.

First Floor Landing:
13'6" x 5'1" (4.14m x 1.57m)

Power & lighting, airing cupboard housing solar thermal tank, control panel for solar panel, loft access with fold away loft ladder and lighting, doors to all bedrooms & bathroom.

Bedroom One:
12'0" x 11'1" (3.67m x 3.40m)

UPVC double glazed window to front aspect, double panelled radiator, TV point, built-in double wardrobe with light, power & lighting.

Bedroom Two:
11'5" x 11'1" (3.50m x 3.40m)
UPVC double glazed window to rear aspect, double panelled radiator, built-in double wardrobe with light, TV point, power & lighting.

Bedroom Three:
8'6" x 6'9" (2.60m x 2.06m)
UPVC double glazed window to rear aspect, single panelled radiator, built-in double wardrobe with light, power & lighting.

Bathroom:
7'9" x 5'6" (2.38m x 1.68m)
Oak door into this room, modern panelled bath with shower attachment over, W.C., wash hand basin with tap over & vanity unit under, generous sized quadrant shower with sliding door, built-in seat and mains shower, two built-in toothbrush chargers, heated towel rail, UPVC double glazed obscured glass window to front aspect, extractor fan, insert ceiling spotlights.

Outside:
The front of the property has a driveway leading to the garage and a pathway to the front door.

The rear gardens benefits from a patio area with stone chip borders, surrounded with wall to the rear aspect with fence panels to the sides, there is a double electric socket, outside tap and an outside light.

Garage:
18'8" x 10'1" (5.69m x 3.09m)
Access via electric up and over door, power, lighting, storage above, shelves.






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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



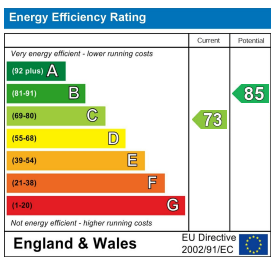
Floor Plan



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



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The Property Ombudsman