



Guide price £325,000

TENURE : FREEHOLD

Palmers Flat, Coalway, GL16

Bedrooms : 3

Bathrooms : 2

Reception Rooms : 1

Extended Village Home

Three bedrooms

EPC rating C (70/100)

A super sunny & expansive Garden

Double garage

Ample Parking for 6 Plus Cars

Aroha Properties

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

sales@arohaproperties.co.uk | 01594368200

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



Occupying a generous plot in the highly desirable area of Palmers Flat, Coalway, this exceptional three-bedroom semi-detached home offers spacious, versatile accommodation, extensive gardens and superb potential. Rarely do homes offering this combination of space, parking and future possibilities come to the market.

The property has been thoughtfully extended to create a fantastic family home. At its heart is a superb open-plan kitchen and dining room, ideal for modern family living and entertaining, while the spacious living room provides a welcoming space to relax in front of the feature fireplace. A useful utility room with plumbing keeps the practicalities of everyday life tucked away, and the ground floor family bathroom adds further convenience.

Outside, the property is equally impressive. The substantial rear garden provides an excellent space for children to play, keen gardeners to enjoy, or for those who simply appreciate outdoor living. The detached double garage offers exciting potential, subject to the necessary planning consents, to create an annexe, holiday let, home office or gym.

To the front, there is ample off-road parking for six or more vehicles, making this an ideal home for families, multiple vehicle owners, or those looking for space to accommodate a caravan or motorhome.

Properties of this nature are few and far between, and early viewing is highly recommended to fully appreciate everything this wonderful home has to offer.

Key Features

- Exceptional three-bedroom semi-detached home
- Highly sought-after Palmers Flat, Coalway location
- Extended open-plan kitchen/dining room
- Spacious living room
- Ground floor utility room with plumbing
- Ground floor family bathroom and first floor WC
- Detached double garage with annexe/holiday let potential (STPP)
- Extensive rear garden
- Ample off-road parking for six or more vehicles
- Walking distance to miles of woodland walks
- A rare opportunity and an absolute must view.

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Accommodation

Living Room – 3.82m x 7.05m (12'6" x 23'1")

Kitchen/Dining Room – 5.98m x 3.01m (19'7" x 9'10")

Utility Room – 2.72m x 2.16m (8'11" x 7'1")

Family Bathroom – 1.85m x 3.68m (6'1" x 12'1")

Bedroom One – 3.77m x 3.63m (12'4" x 11'11")

Bedroom Two – 2.77m x 3.33m (9'1" x 10'11")

Bedroom Three – 2.02m x 2.30m (6'8" x 7'7")

First Floor WC

Location

Palmers Flat is a highly regarded residential area on the edge of Coalway, offering the perfect balance of village living and access to the beautiful Forest of Dean countryside. The property is within strolling distance of miles of picturesque woodland walks and cycling trails, making it ideal for those who enjoy the outdoors. Coalway itself offers a range of local amenities including a primary school, convenience store, public house and community facilities, while the nearby market town of Coleford provides supermarkets, independent shops, cafés, healthcare services and leisure facilities. Excellent road links give easy access to Lydney, Monmouth, Gloucester and the M48/M4 corridor, making this an ideal location for both families and commuters alike.

Dining Room & Kitchen 5.98 x 3.01

Living Room 3.82 x 7.05

Utility Room 2.72 x 2.16

Bathroom 1.85 x 3.68

Bedroom 2.77 x 3.33

Bedroom 2.02 x 2.30

Bedroom 3.77 x 3.63

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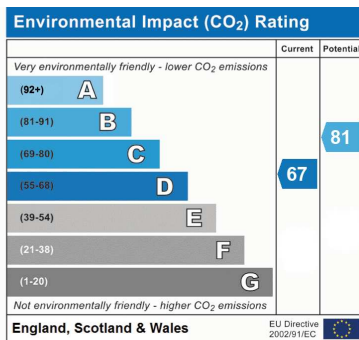
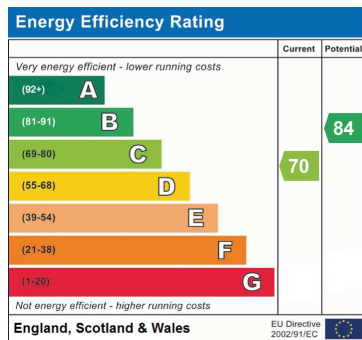
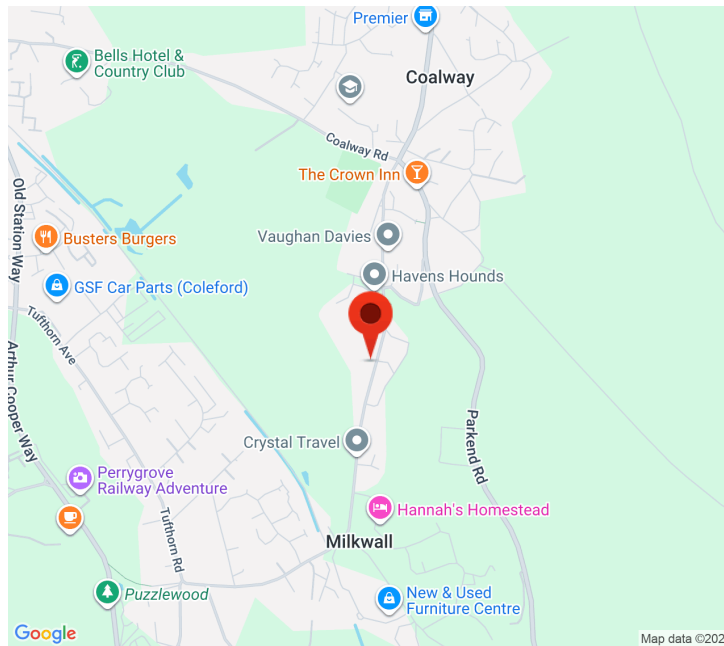
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For Illustration Purposes only

The floor plan provided is for general information and illustrative purposes only. Any areas, measurements or distances are approximate and should not be relied upon as exact representations, should not be used to value a property or the basis of any sale or let.



Address: Palmers Flat, Coalway, GL16