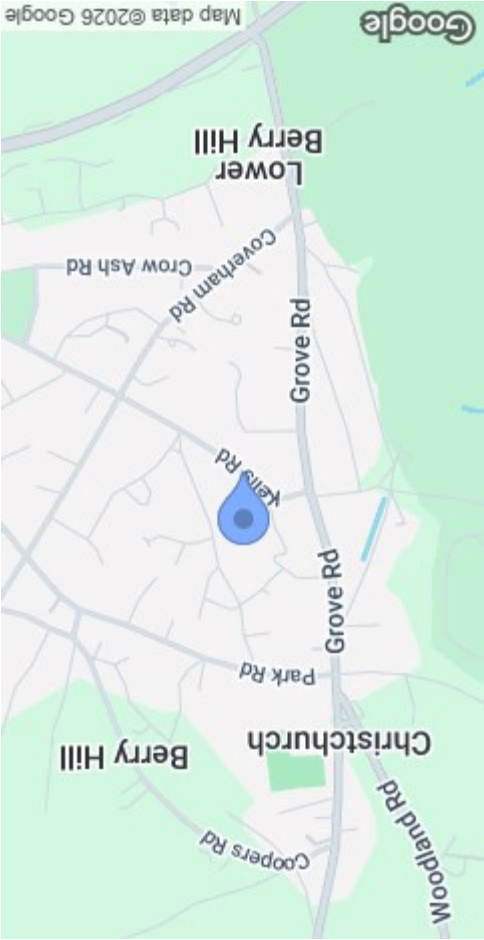


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Target	Current	Target
England & Wales			
2009/1/EC			
New build - minimum energy rating - lower CO ₂ emissions			
A	103-120	A	103-120
B	81-102	B	121-147
C	61-80	C	148-162
D	41-60	D	163-182
E	21-40	E	183-202
F	1-20	F	203-238
G	1-10	G	239-253
England & Wales			
2002/91/EC			
New build - minimum energy rating - lower CO ₂ emissions			
A	103-120	A	103-120
B	81-102	B	121-147
C	61-80	C	148-162
D	41-60	D	163-182
E	21-40	E	183-202
F	1-20	F	203-238
G	1-10	G	239-253



Robins Nest Kells Road
Coleford GL16 8RB

£450,000

STUNNING NEWLY BUILT THREE-BEDROOM PROPERTY boasts a HIGH SPECIFICATION INSIDE AND OUT. The property features an OPEN-PLAN KITCHEN/DINING/LOUNGE area with BI-FOLDING DOORS providing access to the garden.

On the ground floor, the dormer bungalow also benefits from a SEPARATE W.C., UTILITY ROOM, and a DOWNSTAIRS BEDROOM. Upstairs, you'll find TWO DOUBLE BEDROOMS, with the MASTER benefiting from a STUNNING EN-SUITE with a LARGE WALK-IN SHOWER.

Outside, the property will boast a LARGE INDIAN SANDSTONE PATIO, perfect for summer days, along with a SEPARATE LAWN and a SPACIOUS PARKING AREA to the front.

The village of Berry Hill offers local amenities to include Junior and Secondary Schools, Chapel, Take-away Restaurant, Hairdressers and Chemist. Sporting and social facilities within the village include Rugby and Cricket Club.

The neighbouring market town of Coleford is approximately 1½ miles away and offers further facilities to include 2 Golf Courses, various Shops, Post Office, Supermarket, Cinema, Garage, Primary School and a Bus Service to Gloucester approximately 22 miles away.



ACCOMMODATION

You enter the property in to the Entrance Hall complete with statement glass panelled staircase, from here there is a door to the downstairs double bedroom, W.C, Utility Room and Open-Plan Kitchen, Living and Dining Room, complete with multi-fuel burner and bifold doors out to the marble effect patio.

Moving upstairs we have Two Double Bedrooms, the Principle Bedroom having an En-Suite and then a separate Family Bathroom.

BEDROOM 3
11'8 x 11'5 (3.56m x 3.48m)

W/C
4'2 x 4'11 (1.27m x 1.50m)

UTILITY
7'3 x 5'2 (2.21m x 1.57m)

KITCHEN/DINING/LOUNGE
32'7 x 11'4 (9.93m x 3.45m)

BEDROOM 1
15'2 x 14'1 (4.62m x 4.29m)

EN SUITE
11'10 x 5'9 (3.61m x 1.75m)

BEDROOM 2
11'6 x 13'2 (3.51m x 4.01m)

BATHROOM
8'9 x 6'8 (2.67m x 2.03m)