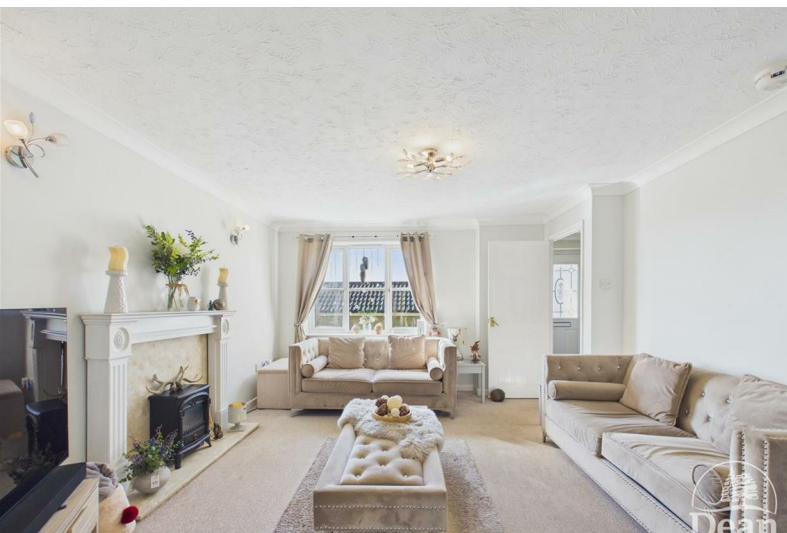




The Paddocks

Coleford, Gloucestershire, GL16 7PX

£325,000

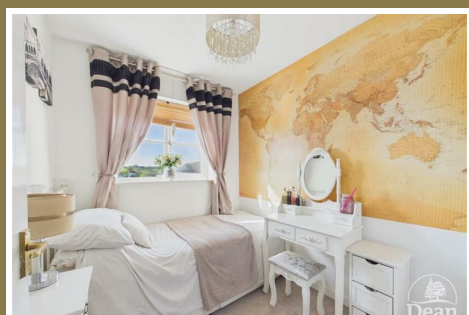


A beautifully presented four bedroom semi-detached family home offering spacious & versatile accommodation throughout, ideal for modern family living. The property enjoys a practical layout with a welcoming entrance hallway, generous lounge, kitchen/dining room, downstairs cloakroom and an additional reception room which could also be used as a fifth bedroom, home office or playroom.

To the first floor are four bedrooms, with the master bedroom benefitting from its own dressing room, alongside a family bathroom. The accommodation is bright & well maintained, with each room offering flexibility for a range of family needs.

Outside, the property benefits from off road parking and a garage, while the rear garden is a particularly attractive feature. Arranged over tiered levels, the garden includes lawned areas, mature planting, stone walling, patio seating spaces and a covered bar/entertaining area, creating an excellent space for relaxing and hosting family and friends.

Coleford is a well-served market town situated in the heart of the Forest of Dean, offering a good range of local amenities including shops, supermarkets, cafés, pubs, schools, leisure facilities and health services. The town has a welcoming community feel and provides a convenient base for those looking to enjoy both everyday practicality and countryside living.



Approached via a UPVC double glazed front door into:

Entrance Hallway:

Single panelled radiator, lighting, stairs to first floor, doors to lounge & cloakroom.

Cloakroom:

UPVC double glazed window, corner sink unit, W.C., consumer unit, single panelled radiator, lighting.

Lounge:

UPVC double glazed window, double panelled radiator, tv point, smoke alarm, power & lighting.

Kitchen/Dining Room:

A range of base, wall and drawer units, integrated double oven, plumbing for dishwasher, one & a half bowl sink with drainer unit, 4 ring gas hob, extractor hood, Worcester boiler, UPVC double glazed window, UPVC double glazed sliding doors, double panelled radiator, power & lighting.

Utility Room:

A range of base, wall & drawer units, worktop, single bowl sink, space & plumbing for washing machine, space for fridge/freezer, UPVC double glazed door to rear, power & lighting.

Bedroom Five/Additional Reception Room:

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

First Floor Landing:

Loft access, storage cupboard, doors to all bedrooms & bathroom, power & lighting.

Bedroom One:

UPVC double glazed window, single panelled radiator, power & lighting, door to walk in wardrobe.

Walk In Wardrobe:

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

Bedroom Two:

UPVC double glazed window, double panelled radiator, loft access, power & lighting.

Bedroom Three:

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

Bedroom Four:

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

Bathroom:

UPVC double glazed window, W.C., panelled bath

with shower over & glass shower screen, single panelled radiator, extractor fan, fully tiled, lighting.

Outside:

The property is approached via a driveway providing off-road parking, leading to a garage positioned to the front/side of the home. A well-maintained frontage with lawn and attractive planted borders adds kerb appeal, with established hedging and colourful flowers creating a welcoming first impression.

To the rear, the garden is a particularly appealing feature, arranged over attractive tiered levels with lawned areas, stone walling, mature planting and well-stocked borders. There are several seating areas positioned to enjoy the garden throughout the day,

including a patio area ideal for outdoor dining and relaxing, together with a raised terrace offering an additional private seating space.

The garden also benefits from a charming covered bar/entertaining area, creating a lovely space for hosting family and friends. Enclosed by stone walling and mature greenery, the outside space offers a good degree of privacy while remaining practical and easy to enjoy.



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Road Map



Hybrid Map



Terrain Map



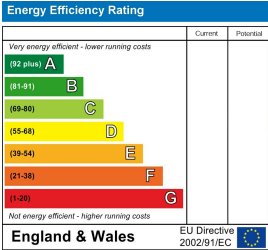
Floor Plan



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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