



Forest Close

Staunton, Coleford, Gloucestershire, GL16 8PG

Offers Over £485,000



A beautifully positioned three bedroom detached bungalow, situated within the highly sought-after village of Staunton. Offering spacious and versatile accommodation throughout, the property benefits from three well-proportioned bedrooms, two reception rooms providing flexible living and entertaining space, a large kitchen, utility room and a family bathroom.

Outside, the property is complemented by stunning, well-maintained gardens featuring an impressive range of mature shrubs, flowers and trees, creating a peaceful and private setting. Further benefits include a garage, workshop, ample off road parking and a wonderful position enjoying the tranquillity and charm of village living.

Staunton is a very sought-after village on the border of England and Wales. On your doorstep is fantastic woodland walks, a pub serving great food and good bus links.



Approached via a UPVC double glazed front door into:

Entrance Hallway:

4'4" x 9'3" (1.34m x 2.83m)

Doors to bedrooms, lounge, bathroom & kitchen, power & lighting.

Lounge:

16'9" x 11'9" (5.11m x 3.60m)

UPVC double glazed window to front aspect, TV point, radiators, wood burner with stone feature surround.

Kitchen:

9'9" x 12'4" (2.98m x 3.76m)

A range of eye level and base units, eye level Neff double electric oven, space & plumbing for dishwasher, electric hob, stainless steel one and half bowl sink with mixer tap and integrated drainer unit, space for fridge freezer, double glazed UPVC window, door to utility room, window and door into the main living space, power & lighting.

Dining Room:

12'3" x 16'4" (3.74m x 4.98m)

Double glazed UPVC French doors to Juliette balcony, UPVC double glazed windows, radiators, TV point, power & lighting.

Utility Room:

6'9" x 9'7" (2.06m x 2.93m)

Space & plumbing for washing machine, space for tumble drier, base units for storage, double glazed UPVC window surrounding, heated towel rail, door to rear garden, power & lighting.

Bedroom One:

11'10" x 9'8" (3.61m x 2.96m)

Double glazed UPVC window to front aspect, radiator, power & lighting.

Bedroom Two:

8'10" x 12'4" (2.71m x 3.76m)

Double glazed UPVC window to rear aspect, radiator, power & lighting.

Bedroom Three:

7'10" x 9'0" (2.41m x 2.76m)

Double glazed UPVC window to front aspect, radiator, power & lighting, wall mounted storage cupboard.

Bathroom:

6'1" x 8'11" (1.87m x 2.72m)

Frosted UPVC double glazed window, step-in shower cubicle, hand wash basin. W.C., heated towel rail, lighting, extractor fan.

Outside:

The stunning, professionally landscaped gardens are undoubtedly a standout feature, lovingly maintained and bursting with an incredible variety of mature trees, colourful flowers, ornamental shrubs and established planting, creating a picturesque outlook in every season.

Thoughtfully designed to make the most of the tranquil surroundings, the gardens provide a wonderful blend of open lawns, winding pathways, seating areas and beautifully stocked borders, perfect for relaxing, entertaining or simply enjoying the

peaceful setting. The property benefits from a wonderful sense of privacy, with the woodland backdrop enhancing the feeling of seclusion and countryside charm. In addition, the garden provides access to a useful garage and workshop, offering excellent storage, hobby space or potential for those working from home or requiring additional practical space.

To the front, the property is equally as impressive, being beautifully framed by a range of mature shrubs, colourful planting and well-maintained landscaped gardens which create an attractive first impression from the moment you arrive. The charming frontage enjoys a wonderful degree of privacy and character, complemented by thoughtfully designed borders, established greenery and a delightful wildlife pond, adding to the peaceful feel of the setting and

attracting an abundance of birds and nature.

The property further benefits from ample parking positioned directly in front of the garage, providing excellent practicality alongside the home's attractive kerb appeal. The garage itself offers additional storage & a workshop, ideal for a variety of uses.

Garage:
9'2" x 17'10" (2.81m x 5.46m)
Electric garage door, power & lighting.

Workshop:
17'6" x 7'8" (5.35m x 2.34m)
Power & lighting.



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



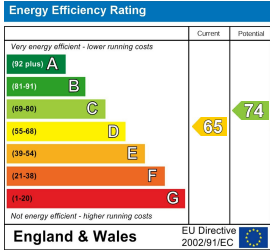
Floor Plan



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.

