



## Bloxsome Close

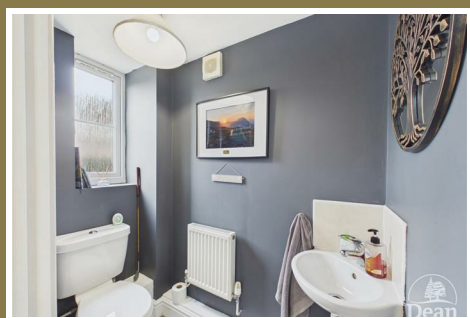
Broadwell, Coleford, Gloucestershire, GL16 7FD

£290,000



A beautifully presented three double bedroom home offering spacious and well arranged accommodation throughout. The ground floor comprises a generous lounge, perfect for relaxing & entertaining, together with a well appointed kitchen/dining room which forms the hub of the home and provides an excellent space for both everyday meals and social occasions plus a convenient cloakroom. To the first floor are three double bedrooms, including the master bedroom with en-suite shower room, along with the family bathroom. Outside, the property benefits from an enclosed rear garden, garage and off road parking.

Situated on the outskirts of Coleford, Broadwell is a popular Forest of Dean village which combines a friendly community feel with excellent access to the surrounding woodland and nearby town amenities. With Coleford close at hand for everyday shopping, cafés and services, and the beautiful Forest of Dean on the doorstep for walks and outdoor pursuits, Broadwell is a highly appealing location for those seeking both convenience and a semi-rural lifestyle.



Approached via a UPVC double glazed front door into:

#### Entrance Hallway:

9'6" x 3'4" (2.91m x 1.03m)

Stairs to first floor landing, panelled radiator, mains consumer unit, thermostat for central heating system, double power point, BT point, double glazed UPVC window to side aspect.

#### Cloakroom:

5'9" x 3'0" (1.77m x 0.93m)

W.C., wash hand basin, panelled radiator, ceramic tiled flooring, extractor fan, double glazed UPVC obscured window.

#### Lounge:

15'10" x 12'3" (4.84m x 3.75m)

Front aspect double glazed UPVC window, fire surround & gas point, two panelled radiators, TV aerial point, BT point.

#### Kitchen/Dining Room:

15'7" x 10'0" (4.76m x 3.05m)

Rear aspect with fitted kitchen comprising of base and eye level units, rolled edge worktop surfaces, 1 1/2 bowl single drainer sink unit with mixer tap, electric oven and gas hob with extractor fan and light over, integrated fridge/freezer, space & plumbing for automatic washing machine, ceramic tiled flooring, BT point, wall mounted gas fired boiler, TV point, panelled radiator, large understairs storage

cupboard, recess ceiling lights, double glazed UPVC French style doors to rear.

#### First Floor Landing:

9'5" x 3'0" (2.89m x 0.92m)

Loft access, storage cupboard with power point.

#### Bedroom One:

10'5" x 10'0" (3.18m x 3.07m)

Front aspect with double glazed UPVC window, panelled radiator, power points, TV point, BT point, twin double built-in wardrobes, door to en-suite.

#### En-Suite:

5'3" x 4'9" (1.62m x 1.45m)

W.C., wash hand basin, shower cubicle, tiled walls, heated towel rail, ceramic tiled flooring, wall mirror, recess ceiling lights, extractor fan, shaver point.

#### Bedroom Two:

16'3" x 8'5" (4.96m x 2.59m)

Front aspect with double glazed UPVC window, panelled radiator, TV point, BT point.

#### Bedroom Three:

13'2" x 8'0" (4.03m x 2.45m)

Rear aspect with double glazed UPVC window, panelled radiator, TV point, BT point, triple door built-in wardrobes.

### Bathroom:

6'11" x 5'8" (2.12m x 1.74m)

White suite comprising of W.C., wash hand basin, panelled bath with shower over, extractor fan, ceramic tiled walls & flooring, heated towel rail, electric shaver point.

### Outside:

To the front of the property one will find off road parking leading to the garage with up and over door. The front entrance area benefits from sensor lighting, lawns and side pedestrian access to the rear gardens via a wooden gate.

The rear gardens are mainly laid to lawn with fenced boundary and hedging, patio area, outside sensor lighting, water tap and door to garage.

### Garage:

16'4" x 8'7" (5.00m x 2.62m)

Power & lighting, UPVC double glazed door to rear.



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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



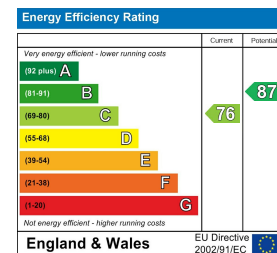
## Floor Plan



## 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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