Dean
ESTATE AGENTS

Tel: 01594 835751
Email: coleford@deanestateagents.co.uk



Gloucester Road

Coleford, Gloucestershire, GL16 8BN

£299,950

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A spacious & versatile three bedroom family home, offering well proportioned accommodation arranged over three levels, complemented by a delightful rear garden, off-road parking & a garage. With a flexible layout, multiple reception spaces & attractive outdoor areas, this property is ideally suited to modern family living.

The accommodation is approached via a welcoming entrance hallway, with a convenient cloakroom & staircase leading to the upper floors. The spacious lounge provides a comfortable & inviting living area, featuring an attractive fireplace & French doors opening directly onto the rear garden, allowing plenty of natural light to fill the room. The fitted kitchen offers a range of wall & base units, ample worktop space & room for essential appliances, providing a practical space for everyday cooking.

Arranged across the upper floors are three well proportioned bedrooms, including a generous master bedroom benefiting from its own en-suite shower room. The remaining bedrooms offer excellent flexibility for family members, guests or those working from home, complemented by a family bathroom. An additional snug/home office provides a versatile space, ideal as a cosy second sitting room, study or playroom.

Outside, the property enjoys an enclosed rear garden, thoughtfully arranged over different levels to provide a variety of outdoor spaces. A paved patio offers an ideal setting for outdoor dining & entertaining, while the lawned areas, established planting & raised decking provide further opportunities to relax & enjoy the surroundings. A garden summerhouse adds an attractive feature to the outdoor space.







Approached via a UPVC double glazed front door into:

Entrance Hallway (First Floor):
4'4" x 11'1" (1.33m x 3.39m)
Stairs to second floor landing & ground floor, door to snug/office, kitchen & cloakroom, UPVC double glazed window, power & lighting, smoke alarm, consumer unit, radiator.

Snug/Office:
11'0" x 7'1" (3.37m x 2.16m)
Double glazed UPVC window to front aspect, radiator, power & lighting.

Kitchen:
11'9" x 9'11" (3.60m x 3.03m)
A range of wall units & base units, gas hob with gas oven below & extractor fan above, double glazed UPVC window to rear aspect, breakfast bar, integrated fridge/freezer, dishwasher & washing machine, one & a half bowl stainless sink with mixer tap & drainer unit.

Cloakroom:
5'1" x 3'6" (1.55m x 1.08m)
W.C., wash hand basin, tiled splashback, heated towel rail, lighting, extractor fan.

Second Floor Landing:
9'10" x 3'1" (3.02m x 0.95m)
Doors to all bedrooms & bathroom, power & lighting, smoke alarm.

Bedroom One:
15'3" x 9'11" (4.65m x 3.03m)
Two double glazed UPVC windows to rear aspect, wardrobes, door to en-suite, power & lighting, radiator.

En-Suite:
6'0" x 4'2" (1.83m x 1.29m)
Shower cubicle, W.C., hand wash basin with wall mounted light up mirror above, wall tiling, radiator, lighting, extractor fan.

Bedroom Two:
11'2" x 8'7" (3.41m x 2.63m)
Double glazed UPVC window to front aspect, radiator, power & lighting, wardrobe.

Bedroom Three:
8'7" x 7'9" (2.62m x 2.37m)
Double glazed UPVC window to front aspect, radiator, wardrobe, power & lighting.

Bathroom:
8'3" x 7'6" (2.54m x 2.31m)
Wooden panelled bath, shower cubicle, wash hand basin, W.C., heated towel rail, tiled walls, tiled flooring, extractor fan, lighting.

Ground Floor:

Lounge:
20'8" x 11'9" (6.30m x 3.59m)
Double glazed UPVC double doors to rear garden, TV point, power & lighting, radiator.

Outside:
The property benefits from a generously sized, beautifully tiered rear garden, offering a variety of areas for outdoor relaxation & entertaining. The lower level features a spacious paved patio, ideal for alfresco dining, alongside a lawned area & a charming summer house providing additional space to enjoy the garden. Raised beds, mature planting & attractive timber sleepers add character throughout, while steps lead to an elevated garden area featuring artificial lawn & a further decked seating area, enjoying pleasant views across the surrounding area. A particularly unique feature is the characterful 16th-century stone pizza oven, creating a wonderful focal point for outdoor entertaining. Further benefits include a useful wooden shed, outside tap, retractable awning & side access.

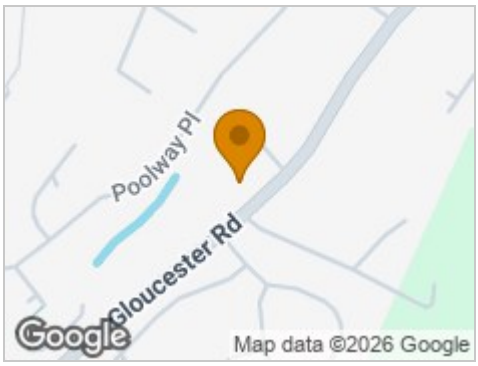
Garage:
21'3" x 12'3" (6.48m x 3.75m)
Up & over door, door to the side, power & lighting.






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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.

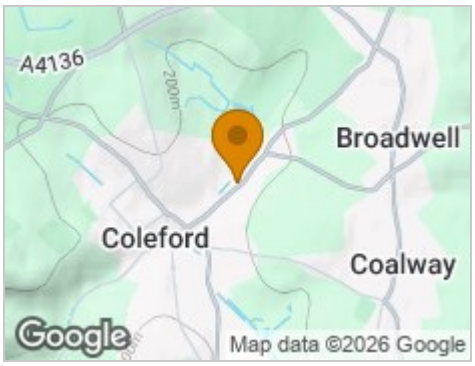
Road Map



Hybrid Map



Terrain Map



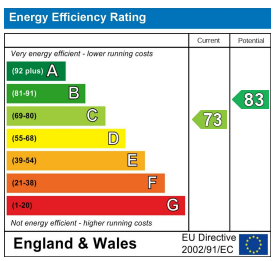
Floor Plan



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



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14 St John Street, Coleford, Gloucestershire, GL16 8AR
Tel: 01594 835751 Email: coleford@deanestateagents.co.uk www.deanestateagents.co.uk

The Property Ombudsman