



COLEFORD

Offers over **£220,000**



11 SUNNYBANK

Coleford, Gloucestershire GL16 8EL



Well-presented three-bedroom home
Bright and spacious living areas
Enclosed garden with outbuildings

Well-presented three-bedroom home close to Coleford town centre, featuring a spacious living room, bright conservatory, character kitchen with range cooker, modern shower room, and enclosed garden with outbuildings. Ideal for families or those seeking extra space.

Coleford is a vibrant market town set in the heart of the Forest of Dean. Surrounded by beautiful woodland and countryside, it offers a lovely mix of rural charm and everyday convenience.

The town has a good selection of amenities including three supermarkets, a post office, cinema, library, and a range of independent shops, pubs, and restaurants. There are also well-regarded primary and secondary schools, making it popular with families.

For those who enjoy the outdoors, Coleford is ideally placed for woodland walks, cycling trails, and nearby attractions such as Puzzlewood and Symonds Yat. Golfers will appreciate the two local golf courses. Despite its peaceful setting, the town is just 12 miles from the motorway network, giving easy access to Gloucester, Bristol and beyond.



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KEY FEATURES

- Three bedrooms and a bright conservatory
- Spacious living room with patio doors
- Character kitchen with range cooker
- Modern shower room with walk-in shower
- Enclosed garden with outbuildings for storage or workshop use



STEP INSIDE

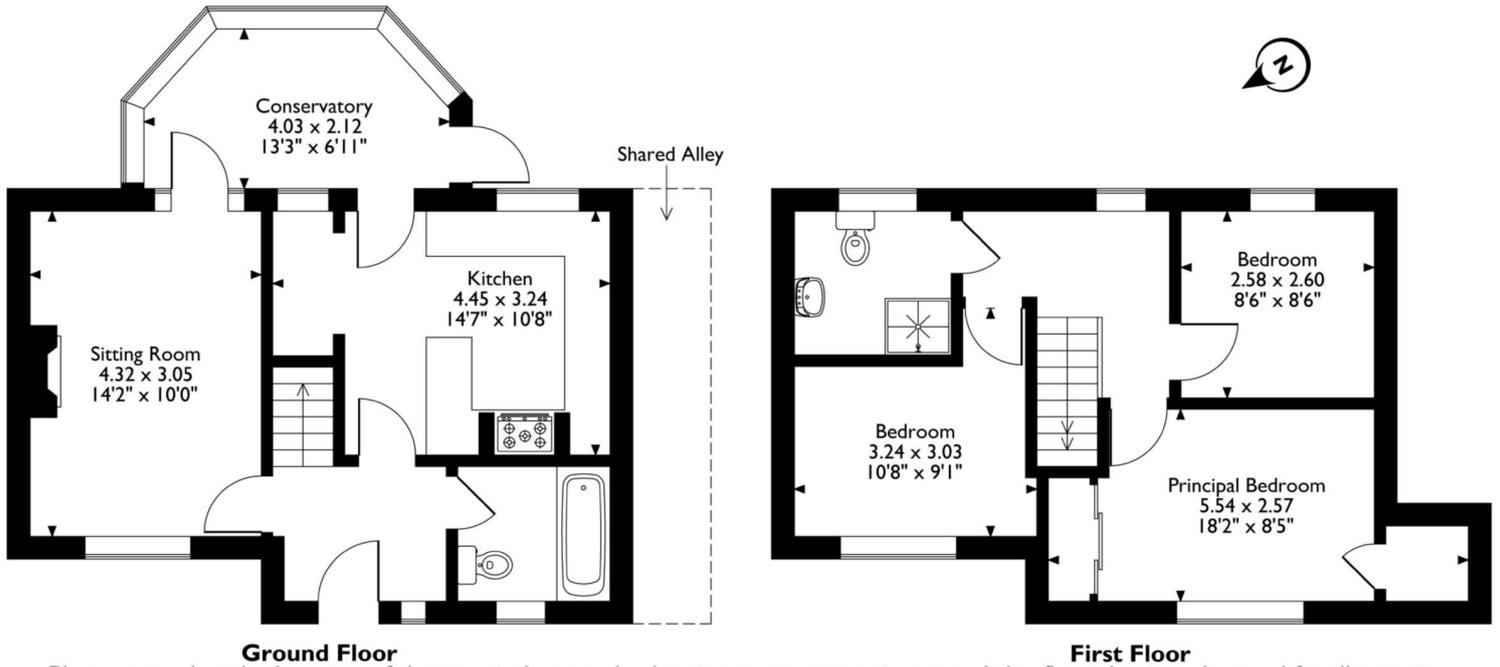


A well-kept three-bedroom house just a short walk from Coleford town centre, offering spacious living areas and enclosed gardens.

The entrance hall leads into a bright and welcoming living room with a modern media wall and built-in electric stove. Patio doors open out to the rear garden, and double doors connect through to a conservatory an ideal extra space for relaxing or entertaining.

The kitchen is full of character, with a feature chimney breast housing a stainless steel range cooker, white shaker-style units, wood-effect worktops and a red tiled splashback. There's also a breakfast bar for casual dining. A separate utility and downstairs WC provide useful extra space.

Approximate Gross Internal Area 83 Sq M/893 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Upstairs are three well-sized bedrooms. The main bedroom enjoys lovely views and a bold feature wall. Bedroom two is currently used as a flexible space but would make a great guest room or home office, while bedroom three also has built-in storage.

The modern shower room includes a walk-in shower, eye-catching feature tiles and a stylish vanity unit.

STEP OUTSIDE



The garden is a great size and fully enclosed, with a mix of lawn and gravel areas perfect for families, pets, or outdoor entertaining. There are two outbuildings offering plenty of storage or potential for a workshop or hobby space.

The layout gives a good mix of low maintenance and flexibility for keen gardeners.

INFORMATION

Postcode: GL16 8EL

Tenure: Freehold

Tax Band: B

Heating: Gas

Drainage: MAINS

EPC: Tbc





DIRECTIONS

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		78
55-68	D	56	
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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