Dean
ESTATE AGENTS

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South Road

Broadwell, Coleford, Gloucestershire, GL16 7EA

£390,000

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A spacious detached family home, with no onward chain, offering generous & versatile accommodation together with extensive off-road parking, an attached garage & a low-maintenance enclosed garden.

The ground floor is approached through an entrance hallway leading into a particularly spacious lounge, featuring an attractive fireplace as its focal point & French doors opening directly onto the outside seating area. The generous kitchen/dining room provides an excellent everyday family & entertaining space, with a range of fitted units & plenty of room for a substantial dining table & additional furniture.

Further practical accommodation includes a separate utility room & ground floor cloakroom, while the property's generous proportions & layout make it particularly well suited to family living.

To the first floor, the spacious landing gives access to four bedrooms, with several benefiting from fitted wardrobes. The master bedroom is complemented by its own en-suite shower room, while the remaining bedrooms are served by the family bathroom, fitted with both a bath & separate shower enclosure.

Externally, the property enjoys an impressive approach with a substantial block-paved driveway providing ample off-road parking for several vehicles, together with an attached garage. To the rear is an enclosed, predominantly paved garden offering a low-maintenance outdoor entertaining & seating space, with direct access from the house.

Overall, this is a substantial detached family home offering excellent space both inside and out, with four bedrooms, two bathrooms, generous living accommodation, extensive parking & a garage.







Approached via UPVC double glazed front door into:

Entrance Hallway:
7'8" x 4'8" (2.34m x 1.44m)

Stairs to first floor landing, radiator, doors to lounge & kitchen/dining room, power & lighting, wall mounted coat rails, smoke alarm.

Lounge:
17'10" x 13'8" (5.44m x 4.17m)

UPVC double glazed windows, UPVC double glazed double doors to rear garden, power & lighting TV point, radiators, LED spotlights above.

Kitchen/Dining Room:
20'0" x 12'9" (6.11m x 3.91m)

A range of wall units & base units, one & a half bowl stainless steel sink, UPVC double glazed windows, double panelled radiator, gas hob with extra extractor hood above, gas oven, power & lighting, door to utility room, door to storage under the stairs, integrated fridge/freezer, integrated dishwasher.

Utility Room:
9'1" x 6'7" (2.78m x 2.02m)

A range of base units, space & plumbing for a washing machine, UPVC double glazed window to rear aspect, UPVC door to rear garden, radiators, boiler, stainless steel sink, door to cloakroom.

Cloakroom:
6'7" x 3'3" (2.03m x 1.00m)

W.C., hand wash basin, radiator, frosted UPVC double glazed window.

First Floor Landing:
10'7" x 8'9" (3.25m x 2.67m)

Smoke alarm, doors to bedrooms & family bathroom, airing cupboard, double panelled radiator, double glazed UPVC window to rear aspect, loft access.

Bedroom One:
12'9" x 11'6" (3.91m x 3.53m)

UPVC double glazed window to front aspect, double panelled radiator, built-in mirrored wardrobes, power & lighting, door to en-suite.

En-Suite:
5'7" x 5'2" (1.71m x 1.58m)

Shower cubicle, W.C., double panelled radiator, extractor fan, hand wash basin, double glazed UPVC frosted window.

Bedroom Two:
9'8" x 8'8" (2.97m x 2.66m)

Double glazed UPVC window to front aspect, built-in wardrobes, radiator, power & lighting

Bedroom Three:
10'10" x 8'6" (3.32m x 2.60m)
Double glazed UPVC window to rear aspect, built in wardrobes, radiator, power & lighting.

Bedroom Four:
9'10" x 8'8" (3.00m x 2.65m)
Double glazed UPVC window to rear aspect, double panelled radiator, TV point, power & lighting.

Bathroom:
7'4" x 6'6" (2.25m x 2.00m)
W.C., panelled bath, double glazed UPVC frosted window, radiator, shower cubicle, hand wash basin, extractor fan.

Outside:
The property is approached via a substantial block-paved driveway, providing generous off-road parking for several vehicles & leading to the attached garage. The frontage is attractively presented with established planting, while gated access & stone walling create an impressive approach to the home.

To the rear is a low-maintenance enclosed courtyard-style garden, predominantly paved to provide an excellent space for outdoor seating, dining & entertaining. The garden is bordered by fencing with areas of decorative stone & planting, while French doors provide convenient access directly from the property.

Garage:
18'8" x 9'4" (5.71m x 2.87m)
Up & over door, window, side access door, power & lighting.






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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



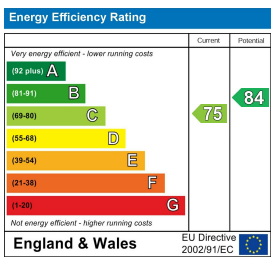
Floor Plan



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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