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# Walnut Close

Coalway, Coleford, GL16 7GZ

£380,000

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A spacious & well maintained four bedroom detached family home, offering versatile accommodation, ample off-road parking, an integral garage & beautifully established gardens. The property has been lovingly cared for & provides an excellent opportunity for families seeking a comfortable home with generous living spaces throughout.

The welcoming entrance hallway leads to a generously proportioned lounge, featuring a fireplace with wooden surround & a large window allowing plenty of natural light. The kitchen is fitted with a comprehensive range of traditional wooden units, ample worktop space & views over the rear garden. An attractive archway opens into the separate dining room, ideal for family meals & entertaining, with access into the conservatory, providing a delightful additional reception space overlooking the garden. Further ground floor accommodation includes a practical utility room with external access, a convenient cloakroom & a versatile office/snug, perfect for home working, hobbies or use as an additional sitting room. To the first floor are four well-proportioned bedrooms, including the master bedroom benefiting from its own en-suite shower room. The remaining bedrooms offer excellent flexibility for family members or guests, while a family bathroom completes the accommodation.

Externally, the property enjoys an attractive frontage with a substantial block-paved driveway providing ample off-road parking & access to the integral garage. Established shrubs and colourful planting create a welcoming approach. The enclosed rear garden is a particularly appealing feature, boasting a well-maintained lawn, mature hedging, attractive flower beds & paved seating areas, ideal for outdoor dining and relaxation. A timber garden building provides useful additional storage or potential hobby space.







Approached via a frosted UPVC double glazed front door into:

## Entrance Hallway:
7'5" x 6'8" (2.27m x 2.05m)
Doors to lounge, kitchen, cloakroom, office, stairs to first floor landing, power & lighting, storage cupboard, smoke alarm, radiator.

## Lounge:
15'4" x 11'2" (4.69m x 3.41m)
Double glazed UPVC bay window to front aspect, power & lighting, double panelled radiator, gas fireplace.

## Kitchen:
11'2" x 8'0" (3.42m x 2.45m)
A range of wall units & base units, worktops, double glazed UPVC windows, door to utility room, gas hob with electric oven, extractor fan above, space for under the counter fridge, double panelled radiators, sink with mixer tap & drainer unit, opening into dining room.

## Dining Room:
11'6" x 8'9" (3.53m x 2.69m)
Space for dining room table, sliding door to conservatory.

## Office/Snug:
8'3" x 6'11" (2.52m x 2.13m)
Double glazed UPVC window to the side aspect, double panelled radiator, power & lighting.

## Conservatory:
11'3" x 9'0" (3.44m x 2.75m)
Double glazed UPVC windows, double glazed UPVC door to rear garden, power & lighting.

## Cloakroom:
7'5" x 2'10" (2.27m x 0.87m)
Frosted double glazed UPVC window, hand wash basin, double panelled radiator, W.C., lighting.

## Utility Room:
5'4" x 4'11" (1.63m x 1.51m)
UPVC door to rear garden, space & plumbing for a washing machine, wall units & base units, worktops, power & lighting, radiator, sink with mixer tap & drainer unit.

## First Floor Landing:
16'3" x 6'11" (4.97m x 2.11m)
Doors to bedrooms & bathroom, double panelled radiator, UPVC double glazed window two side aspect, loft access, smoke alarm, airing cupboard.

## Bedroom One:
10'8" x 10'5" (3.27m x 3.20m)
Double glazed UPVC window to front aspect, double panelled radiator, wardrobes, door to en-suite, power & lighting.

## En-Suite:
6'9" x 5'5" (2.07m x 1.66m)
Frosted UPVC double glazed window, shower cubicle with electric shower, W.C., hand wash basin, heated towel rail, lighting, extractor fan.

## Bedroom Two:
10'5" x 8'11" (3.18m x 2.74m)
Double glazed UPVC window to rear aspect, wardrobes, radiator, power & lighting.

## Bedroom Three:
10'5" x 8'11" (3.18m x 2.73m)
Double glazed UPVC window to rear aspect, double panelled radiator, wardrobes, power & lighting.

## Bedroom Four:
10'4" x 9'6" (3.15m x 2.91m)
Double glazed UPVC window to front aspect, wardrobes, power & lighting, radiator.

## Bathroom:
6'6" x 6'8" (2.00m x 2.05m)
Frosted double glazed UPVC window, hand wash basin, panelled bath with hand held shower hose, W.C., radiator, extractor fan, lighting, shaver point.

## Outside:
To the rear, there is a generous laid to lawn garden enclosed with fences and a bush. There is a wooden shed, a patio area, and side access to the front of the property.
To the front of the property is Ampull off-road parking and front mature gardens.

## Garage:
18'5" x 8'4" (5.62m x 2.56m)
Up & over door, power & lighting.






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## Road Map




## Hybrid Map




## Terrain Map



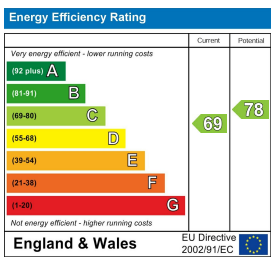

## Floor Plan




## 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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