

Blakes Way
Coleford GL16 8EX

STEVE GOOCH
ESTATE AGENTS | EST 1985

Blakes Way

Coleford GL16 8EX

£398,000

A BEAUTIFULLY PRESENTED and SPACIOUS FOUR DOUBLE BEDROOM DETACHED FAMILY HOME enjoying a SOUGHT-AFTER EDGE OF DEVELOPMENT POSITION, boasting a GENEROUS OPEN-PLAN KITCHEN/DINER, SEPARATE UTILITY ROOM, EN-SUITE TO THE PRINCIPAL BEDROOM, GARAGE, AMPLE OFF-ROAD PARKING and a LANDSCAPED REAR GARDEN with the added bonus of a VERSATILE ADDITIONAL SIDE GARDEN offering excellent potential for EXTRA PARKING, A PLAY AREA OR VEGETABLE GARDEN.

The historic market town of Coleford is in the delightful Forest of Dean, close to the Wye valley. Well located for all motorway links (M50 & M48 are within a 12 mile radius) yet enjoys a full range of local facilities to include: Cinema, Post Office, Library, Shops, 2 Supermarkets, Pubs and Restaurants. Primary and secondary schooling and two separate Golf Courses.

Coleford became the first, of hopefully many more towns in the Forest of Dean District to have gained accreditation to the Walkers are Welcome UK network. Walkers are Welcome has a membership of over 100 towns and villages in the UK, whose main aim is to assist with our respective communities' economic growth, physical health and mental well-being through walking.



ENTRANCE HALL
6'01" x 11'03" (max) (1.85m x 3.43m (max))
Entered via a composite front door with wood-effect flooring, radiator, power points and stairs leading to the first floor. Doors provide access to the cloakroom and kitchen/diner.

CLOAKROOM
5'03" x 4'10" (1.60m x 1.47m)
Fitted with a low-level WC and wash hand basin with tiled splashback, radiator and a useful storage cupboard.

KITCHEN / DINER
19'01" x 15'09" (5.82m x 4.80m)
A superb family space fitted with a range of base, wall and drawer mounted units with rolled edge worktops incorporating a single bowl, single drainer stainless steel sink with mixer tap. Six-ring stainless steel gas hob with extractor hood and glass splashback, integrated double ovens and integrated dishwasher. Part tiled walls, ample power points and radiator. To the rear, a lovely bay dining/seating area enjoys side and rear aspect double glazed windows together with double doors opening onto the garden, creating an ideal space for entertaining.

UTILITY ROOM
9'04" x 5'08" (2.84m x 1.73m)
Fitted with matching base and wall units with rolled edge worktops and a single bowl stainless steel sink with mixer tap (cold water feed only). Space and plumbing for a washing machine together with additional appliance space. Wall-mounted Ideal Logic boiler, radiator, power points and rear aspect composite door providing access to the garden.

LOUNGE
12'07" x 16'06" (3.84m x 5.03m)
A generous reception room featuring a front aspect double glazed bay window together with a side aspect window, allowing plenty of natural light. Radiators, television point, internet point, power points and a useful understairs storage cupboard.

FROM THE ENTRANCE HALL, STAIRS LEAD TO THE FIRST FLOOR.













LANDING
Side aspect double glazed frosted window, airing cupboard housing the hot water cylinder with shelving, radiator and access to the loft space.

BEDROOM ONE
12'08" x 12'00" (3.86m x 3.66m)
A spacious principal bedroom with built-in wardrobes, radiator, power points and front and side aspect double glazed windows.

EN SUITE
5'00" x 7'07" (1.52m x 2.31m)
Comprising a double shower enclosure, low-level WC, pedestal wash hand basin, heated towel rail, part tiled walls and a front aspect double glazed frosted window.

BEDROOM TWO
13'04" x 10'05" (4.06m x 3.18m)
Front aspect double glazed window, radiator and power points.

BEDROOM THREE
11'06" x 10'01" (3.51m x 3.07m)
Rear aspect double glazed window, radiator and power points.

FAMILY BATHROOM
9'03" x 6'01" (2.82m x 1.85m)
Fitted with a white suite comprising a panelled bath, separate double shower enclosure with mains-fed shower, low-level WC, pedestal wash hand basin, heated towel rail and rear aspect double glazed frosted window.

BEDROOM FOUR
11'09" x 8'08" (3.58m x 2.64m)
Rear aspect double glazed window, radiator and power points.

OUTSIDE
To the front, the property benefits from a driveway providing off-road parking, together with an additional gravel parking area leading to the garage.

GARAGE
9'00" x 16'10" (2.74m x 5.13m)
Accessed via an up and over door and benefits from power and lighting

To the rear is a beautifully landscaped garden, predominantly laid to lawn with a paved seating area, ideal for outdoor dining and entertaining. A particular feature of the property is the ADDITIONAL SIDE GARDEN, offering fantastic versatility and suitable for a range of uses including additional parking (subject to any necessary permissions), a children's play area, vegetable garden or simply additional outdoor space.

SERVICES
Mains electric and water, drainage and gas.

AGENTS NOTE
Please note there is a maintenance charge of approximately £250 / annum.

WATER RATES
Severn Trent.

LOCAL AUTHORITY
Council Tax Band: E
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE
Freehold.

VIEWINGS
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS
From Coleford town centre, turn left at the traffic lights and head for Staunton Road. Turn left into Blakes Way where the property can be found on your left hand side.

PROPERTY SURVEYS
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)



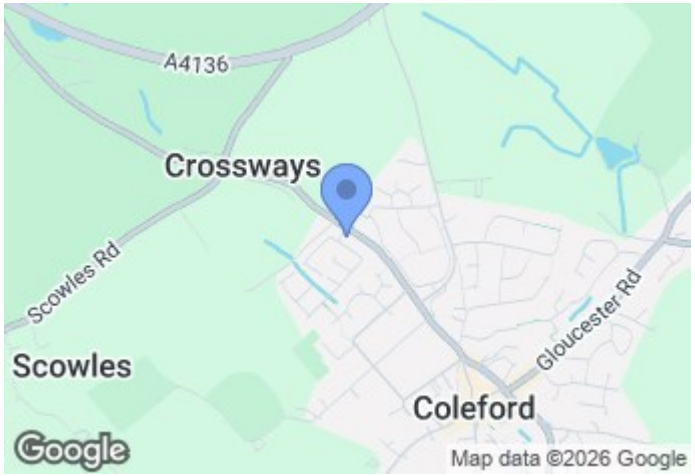




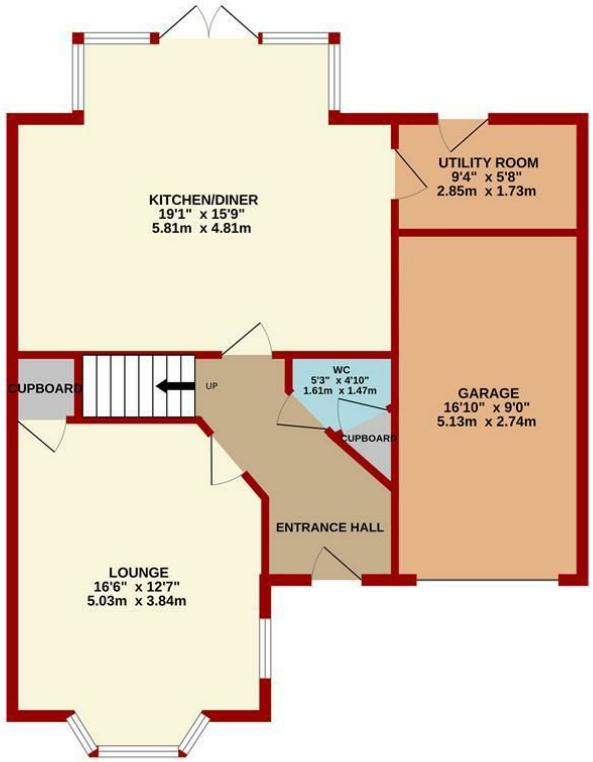




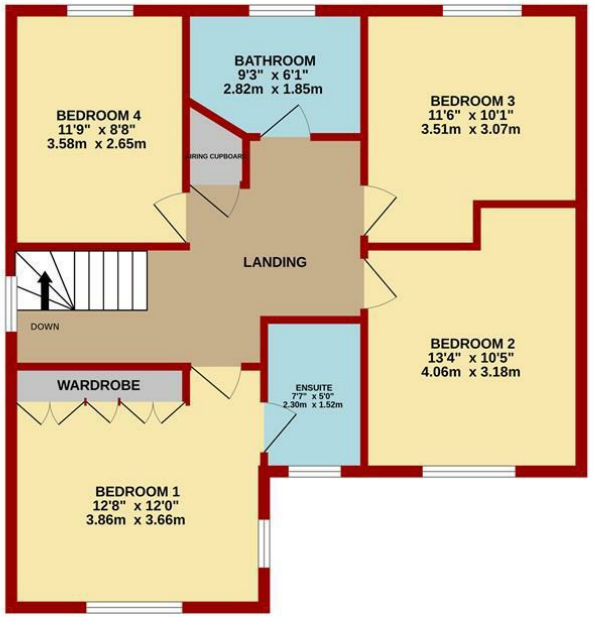



A4136
Crossways
Scowles Rd
Gloucester Rd
Scowles
Coleford
Google
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GROUND FLOOR
798 sq.ft. (74.2 sq.m.) approx.

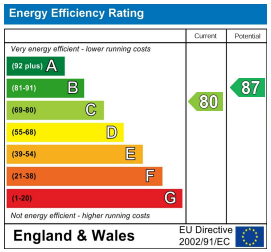


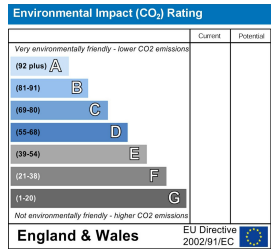
1ST FLOOR
737 sq.ft. (68.5 sq.m.) approx.



TOTAL FLOOR AREA : 1535 sq.ft. (142.6 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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