



## 9 Stephens Place Broadwell, Coleford, GL16 7BJ

£359,950



\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* Dean Estate Agents are excited to bring to the market this rarely available, attractive character cottage set in a fantastic, quiet location in Broadwell. Dating back to the 1800s, this detached cottage has been lovingly cared for by the current owners for over 40 years.

The generous ground floor perfectly blends modern living with original character features, offering a modern kitchen/dining room ideal for family life, a cosy lounge with multifuel burner and exposed wooden beams, and a separate utility room. Upstairs, there are three beautifully presented bedrooms and a stylish family bathroom with both a separate bath and shower.

Outside, the property is approached via a gated driveway providing ample parking for multiple vehicles, leading to a large garage incorporating a workshop and W.C. The beautiful gardens are a real feature, including a vegetable patch and a patio area perfect for seating and outdoor entertaining.

Stephens Place is situated in Broadwell where you will find woodland walks on your doorstep and plenty local amenities such as convenience stores, free houses, a social club and great bus links.



Approached via UPVC double glazed front door into:

#### Lounge:

12'6" x 10'11" (3.83m x 3.33m)

UPVC double glazed window, double panelled radiator, multi fuel burner, tv point, power and lighting.

#### Kitchen/Dining Room:

12'0" x 18'4" (3.68m x 5.59m)

#### Kitchen:

A range of modern units with one and a half bowl Belfast sink unit, 4 ring induction hob, double integrated oven, extractor hood, space for fridge/freezer, UPVC double glazed window, power and lighting.

#### Dining Room:

UPVC double glazed window, multi fuel burner with brick surround, power and lighting.

#### Utility Room:

11'2" x 5'8" (3.41m x 1.75m)

A range of base and full length units, space and plumbing for washing machine, space for fridge/

freezer, door to garden, double panelled radiator, UPVC double glazed window, power and lighting.

#### First Floor Landing:

UPVC double glazed window, storage cupboard, loft access, single panelled radiator, smoke alarm, lighting.

#### Bedroom One:

11'0" x 9'8" (3.37m x 2.97m)

UPVC double glazed window, double panelled radiator, feature fireplace, power and lighting.

#### Bedroom Two:

12'0" x 6'9" (3.68m x 2.07m)

UPVC double glazed window, double panelled radiator, power and lighting.

#### Bedroom Three:

9'3" x 8'11" (2.83m x 2.72m)

UPVC double glazed window, single panelled radiator, power and lighting.

#### Bathroom:

7'10" x 6'11" (2.41m x 2.11m)

Modern bathroom suite with corner shower, vanity sink unit, bath with shower over, W.C, extractor

fan, heated towel rail, UPVC double glazed window, lighting.

### Garage:

17'3" x 14'1" (5.28m x 4.31m)

Side hinged garage door, windows to side, workshop to rear with W.C., power and lighting.

### Workshop:

11'8" x 5'8" (3.56m x 1.73m)

### W.C.:

5'10" x 2'5" (1.80m x 0.76m)

### Outside:

A generous plot with gated access leading to a driveway for multiple vehicles. The beautifully designed garden is an oasis with a lawned area, patio area perfect for seating and entertaining, there is a gorgeous range of bushes, shrubs and flowers. There is a separate section with a vegetable patch and greenhouse.



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Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

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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



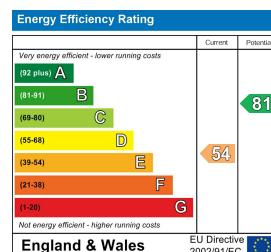
## Floor Plan



## 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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