



9 Stephens Place

Broadwell, Coleford, GL16 7BJ

Offers Over £350,000

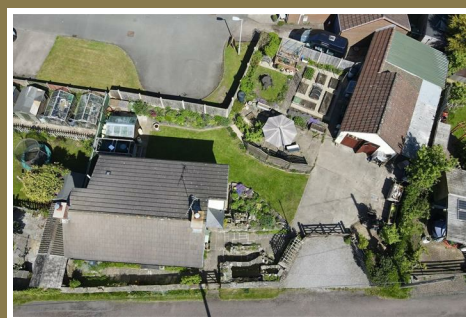


A rarely available, attractive character cottage set in a fantastic, quiet location in Broadwell. Dating back to the 1800s, this detached cottage has been lovingly cared for by the current owners for over 40 years.

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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Road Map



Hybrid Map



Terrain Map



Floor Plan

Floor 0 Building 1

Floor 1 Building 1

Floor 0 Building 2

Approximate total area⁽¹⁾

1206 ft²
112 m²

Reduced headroom

10 ft²
1 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

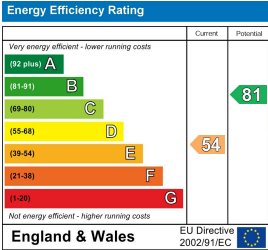
Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Viewing

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Energy Efficiency Graph



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