



## Pike Road

Coleford, Gloucestershire, GL16 8DE

Offers Over £300,000



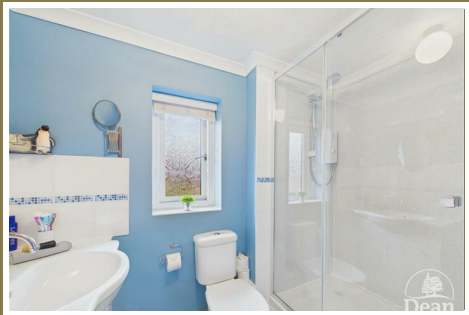
A beautifully presented detached family home, pleasantly positioned in a sought-after residential location within walking distance of the town and its amenities. Offering well-proportioned accommodation, enclosed gardens & the considerable benefit of a detached double garage, this property makes an excellent family home.

The ground floor is centred around an impressively spacious lounge/dining room, providing plenty of room for both comfortable seating & a dedicated dining area. Large windows allow plenty of natural light into the room, while the generous proportions offer excellent flexibility for family living & entertaining. The kitchen is fitted with a comprehensive range of wall & base units, complemented by contrasting work surfaces & tiled splashbacks. A useful ground floor cloakroom completes the accommodation on this level. To the first floor are three bedrooms, including a particularly generous master bedroom benefiting from an excellent range of fitted wardrobes. The remaining bedrooms provide flexible accommodation for children, guests or those requiring a home office, while the family shower room features a large glazed shower enclosure, W.C. & wash hand basin.

Outside, the property enjoys an enclosed, low-maintenance garden, thoughtfully arranged with decorative stone, barked areas & established planting, together with covered space providing an ideal spot for outdoor seating.

A particular highlight is the detached double garage, providing excellent secure parking, storage or workshop potential, with additional driveway space to the front.

Further benefits include gas central heating & double glazing throughout. With it's spacious living accommodation, three bedrooms, attractive enclosed outside space & substantial garaging, an internal viewing is highly recommended to fully appreciate everything this property has to offer.



Approached via UPVC double glazed front door into:

**Entrance Porch:**

3'6" x 3'4" (1.08m x 1.03m)

UPVC double glazed window to side aspect, UPVC double glazed frosted window into cloakroom, UPVC double glazed door into entrance hallway, lighting.

**Entrance Hallway:**

7'8" x 6'0" (2.35m x 1.85m)

Doors to kitchen, lounge/dining room & cloakroom, stairs to first floor landing, radiator, UPVC double glazed window to side aspect, power & lighting.

**Cloakroom:**

6'9" x 2'11" (2.08m x 0.89m)

W.C., wash hand basin, gas fired boiler, UPVC double glazed frosted window to front aspect, radiator, lighting.

**Kitchen:**

10'11" x 7'1" (3.35m x 2.17m)

A range of wall units, base units & drawers, worktops, one & a half bowl sink with drainer unit, tiled splashbacks, UPVC double glazed window to front

aspect, space & plumbing for washing machine & tumble dryer, space for undercounter fridge & freezer, space for oven, power & lighting.

**Lounge/Dining Room:**

20'2" x 17'6" (6.17m x 5.34m)

A fantastic open plan living space with a feature fireplace, UPVC double glazed windows to side and rear aspects, two radiators, UPVC double glazed door to garden, understairs storage cupboard, power & lighting.

**First Floor Landing:**

9'10" x 5'8" (3.00m x 1.75m)

UPVC double glazed window, storage cupboard, smoke alarm, power & lighting, doors to all bedrooms & shower room.

**Bedroom One:**

10'11" x 11'7" (3.35m x 3.55m)

UPVC double glazed window to front aspect, single panelled radiator, storage cupboard with hanging rails, power & lighting.

### Bedroom Two:

11'11" x 8'6" (3.65m x 2.61m)

UPVC double glazed window to rear aspect, single panelled radiator, BT point, built in wardrobe with hanging rail, power & lighting.

### Bedroom Three:

8'6" x 8'5" (2.61m x 2.59m)

UPVC double glazed window, single panelled radiator, loft access, power & lighting.

### Shower Room:

8'7" x 6'2" (2.62m x 1.89m)

UPVC double glazed frosted window to side aspect, walk in shower with glass sliding screen, vanity sink unit, W.C., heated towel rail, lighting.

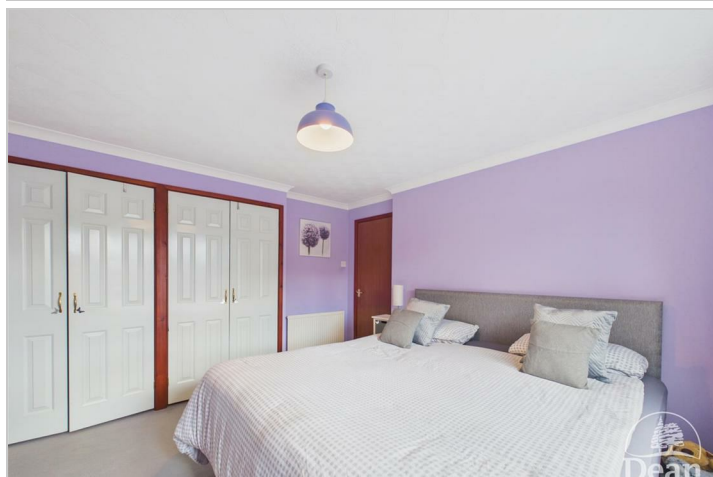
### Outside:

Outside, the property benefits from a low-maintenance

garden, thoughtfully landscaped with a combination of decorative stone, barked areas & paved stepping stones. The garden is enclosed by fencing, creating a defined & relatively private outdoor space, with established shrubs & planting adding greenery & interest.

A covered seating area provides a useful sheltered space for outdoor furniture & entertaining, while gated access leads around the property.

A particular feature is the substantial detached double garage, providing excellent secure parking & storage space, complemented by a generous tarmac driveway offering off-road parking. The garage & driveway are conveniently positioned alongside the property, making this an excellent practical addition to the home.



Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability or availability with respect to the website or the information, products, services, or related graphics contained on the website for any purpose.

These details do not constitute any part of any Offer, Contract or Tenancy Agreement.

Photographs used for advertising purposes may not necessarily be the most recent photographs, although every effort is made to update photographs at the earliest opportunity. Any reliance you place on such information is therefore strictly at your own risk. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright. You must obtain permission from the owner of the images to reproduce them.

Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.

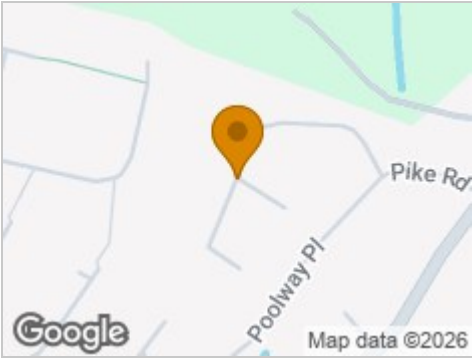
Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

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



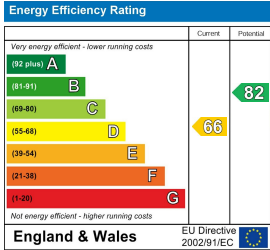
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

