



Woodville Avenue

Mile End, Coleford, Gloucestershire, GL16 7DF

£290,000



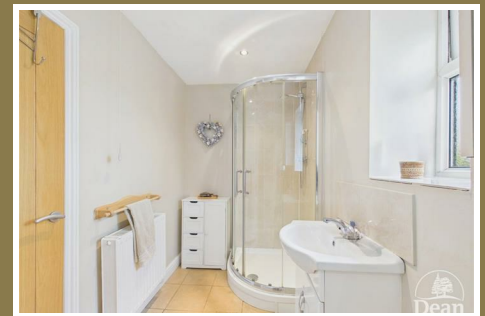
A beautifully presented semi-detached home, enjoying spacious and versatile accommodation throughout alongside generous gardens, ample off road parking & a range of useful outbuildings. Situated in a convenient residential location, the property has been thoughtfully modernised to create a welcoming home ideal for family living and entertaining alike.

Internally, the property offers a spacious lounge with a charming wood-burning stove, opening through to the dining area, ideal for both everyday living and entertaining. The modern fitted kitchen features contemporary units, integrated appliances and a central island with breakfast seating. To the rear, the bright conservatory enjoys views over the garden and provides additional reception space with direct access outside. A separate contemporary shower room adds further convenience. Upstairs, there are two generously sized double bedrooms and a modern family bathroom fitted with a white suite, jacuzzi-style bath and vanity storage.

Outside, the property benefits from a lawned front garden and a generous enclosed rear garden laid mainly to lawn with patio and decked seating areas, ideal for outdoor entertaining. A substantial detached outbuilding, additional storage shed and brick paved driveway provide excellent practicality & off road parking.

This fantastic home combines spacious accommodation, modern finishes and excellent outdoor space, making it an ideal purchase for families, first-time buyers or those seeking a well-maintained home ready to move straight into.

Mile End is a popular residential area on the outskirts of Coleford, offering a peaceful setting with easy access to local amenities, schools and woodland walks. Surrounded by the beautiful Forest of Dean countryside, the area is ideal for those seeking a balance of convenience and outdoor living.



Approached via a composite front door into:

Lounge:

14'1" x 13'1" (4.30m x 3.99m)

Open plan lounge/dining room comprising of a double glazed UPVC window to front aspect, door to stairs leading to first floor landing, door to kitchen, feature woodburner, TV point, power & lighting, radiators.

Dining Room:

10'5" x 7'6" (3.19m x 2.31m)

Kitchen:

14'9" x 12'0" (4.52m x 3.66m)

A range of wall units & base units, a kitchen island with space for two bar stools & ample storage, Bosch electric hob and oven with extractor hood above, sink with integrated drainer unit & mixer tap, space & plumbing for a washing machine, integrated fridge/freezer, integrated dishwasher, two double glazed UPVC windows, UPVC door to conservatory, power & lighting, radiator, door to pantry.

Pantry:

Lighting, shelving.

Conservatory:

12'8" x 7'10" (3.88m x 2.41m)

Radiator, power & lighting, UPVC double glazed windows surrounding, UPVC double glazed French doors to rear garden.

Shower Room:

13'6" x 5'1" (4.14m x 1.55m)

Two double glazed UPVC frosted windows, radiator, W.C., vanity unit with inset hand wash basin, walk in shower cubicle, lighting.

First Floor Landing:

3'11" x 2'10" (1.21m x 0.87m)

Doors to bedrooms & bathroom, frosted UPVC double glazed window, loft access, lighting.

Bedroom One:

12'0" x 11'1" (3.67m x 3.40m)

Two double glazed UPVC windows to front aspect, radiator, built in wardrobes, power & lighting.

Bedroom Two:

11'4" x 9'4" (3.47m x 2.85m)

Double glazed UPVC window to rear aspect, built in wardrobe, radiator, power & lighting.

Tel: 01594 835751

Bathroom:
8'2" x 6'11" (2.49m x 2.12m)

Frosted double glazed UPVC window, vanity unit with inset hand wash basin & W.C., radiator, jacuzzi bath with shower hose, lighting.

Outside:

The property is approached via a gated pathway leading through the front lawned garden to the entrance door, creating a welcoming first impression. To the rear there is extensive brick-paved parking suitable for multiple vehicles, along with a substantial detached garage/workshop and additional storage space.

The rear garden is mainly laid to lawn with established borders and a central pathway leading to the parking area and outbuildings, offering plenty of space for families, gardening or outdoor entertaining. A raised decked seating area adjoins the

conservatory, providing an ideal spot for relaxing and enjoying the garden. Enclosed fencing to the boundaries offers a good degree of privacy, while the overall plot combines practicality with excellent outdoor space.

Outbuilding:
22'0" x 12'0" (6.73m x 3.66m)

Storage Shed:
13'0" x 11'8" (3.97m x 3.56m)



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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

Floor 0 Building 1

Floor 1 Building 1

Approximate total area⁽¹⁾
1323 ft²
122.8 m²

Floor 0 Building 2

(1) Excluding balconies and terraces

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

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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