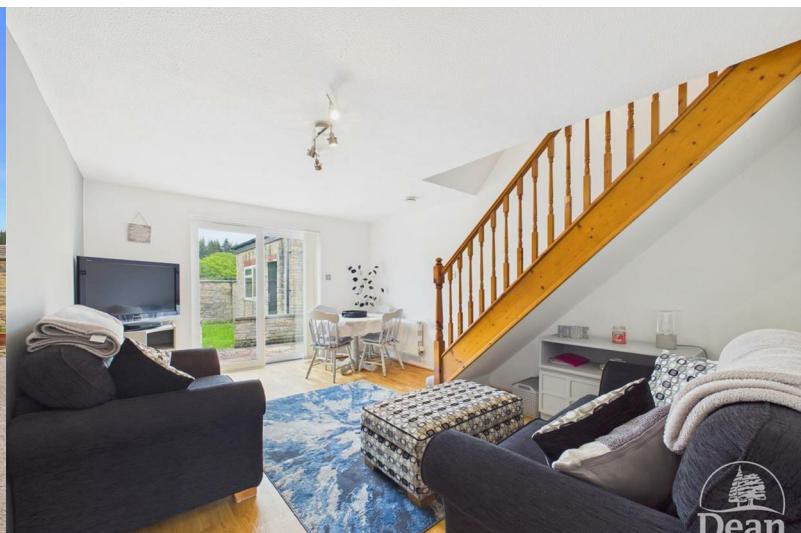




## Speedwell

Mile End, Coleford, Gloucestershire, GL16 7NJ

£270,000



A beautifully presented and deceptively spacious home, offering modern accommodation and positioned within a popular residential development. The property benefits from a bright and airy open-plan lounge/dining room with French doors leading out to the garden, creating a fantastic space for both relaxing and entertaining. The contemporary fitted kitchen has been stylishly updated with high gloss units and integrated cooking appliances, while the welcoming entrance hallway adds to the home's practical layout.

Upstairs there are two generous double bedrooms, both enjoying excellent natural light, alongside a modern shower room finished with contemporary tiling and fittings. The property is well maintained throughout and ready to move straight into, making it an ideal purchase for first-time buyers, investors or those looking to downsize.

Outside, the home benefits from an enclosed low-maintenance garden with patio seating area & laid to lawn front & rear gardens, perfect for enjoying the warmer months. A particular feature of the property is the detached double garage providing excellent storage and practicality.

Situated in a convenient location, the property is within easy reach of local amenities, schools and transport links, whilst also being close to the beautiful woodland walks and countryside the Forest of Dean is renowned for.



Approached via UPVC double glazed front door into:

Entrance Hallway:  
8'8" x 3'10" (2.65m x 1.17m)

Tiled flooring, double panelled radiator, BT point, power & lighting.

Lounge:  
15'11" x 11'10" (4.86m x 3.62m)

Tiled flooring, double panelled radiator, BT point, power & lighting.

Kitchen:  
8'10" x 8'0" (2.71m x 2.46m)

A modern fitted kitchen with a range of base, wall and drawer units, quartz worktops, AEG single oven, AEG 4 ring gas hob, extractor hood, sink with drainer unit, space & plumbing for washing machine, space for fridge/freezer, Worcester combi boiler, UPVC double glazed window, power & lighting.

First Floor Landing:  
6'0" x 4'4" (1.83m x 1.33m)

Doors to both bedrooms & shower room, two storage cupboards, smoke alarm, power & lighting.

Bedroom One:  
16'3" x 11'10" (4.96m x 3.62m)

Double aspect UPVC double glazed window, double panelled radiator, storage cupboard with hanging rail, loft access, power & lighting.

Bedroom Two:  
12'10" x 11'10" (3.93m x 3.62m)

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

Shower Room:  
7'3" x 5'7" (2.21m x 1.71m)

UPVC double glazed window, double panelled radiator, tiled walling, panelled shower cubicle, step in shower with glass sliding doors, pedestal sink, W.C., lighting.

Outside:

Externally, the property benefits from a low-maintenance yet well-proportioned outdoor space, with enclosed front and rear gardens offering a good degree of privacy. The rear garden enjoys a patio seating area with steps leading to a lawned section, bordered by attractive stone walling and mature hedging, creating a pleasant space to relax or entertain. To the front, the property is approached via a generous lawned garden with pathway access, while a nearby detached double garage further enhance the practicality of the home. The attractive stone façade and tucked-away

position within this modern development add to the property's overall appeal.

Double Garage:

19'5" x 18'3" (5.94m x 5.58m)

Roller door, power & lighting.



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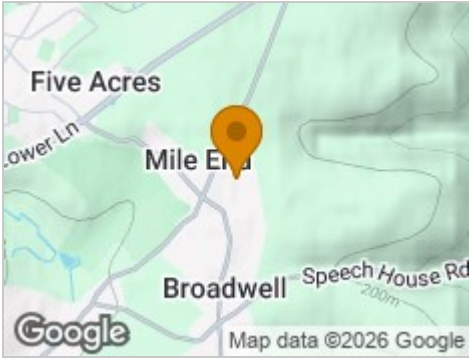
Road Map



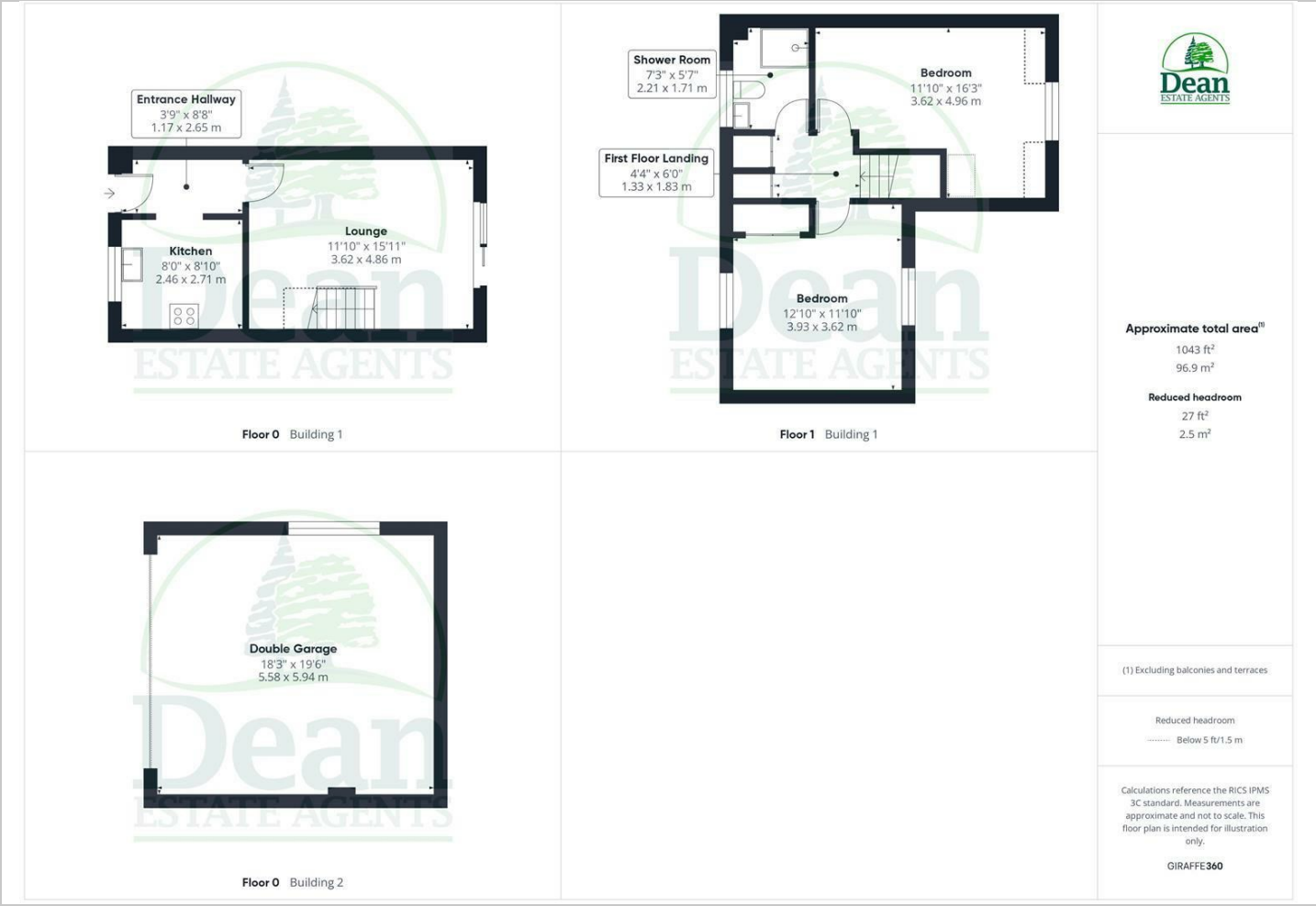
Hybrid Map



Terrain Map



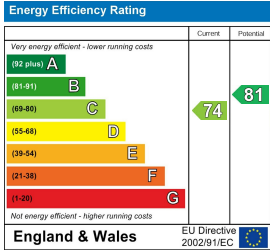
Floor Plan



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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