Dean
ESTATE AGENTS

Tel: 01594 835751
Email: coleford@deanestateagents.co.uk



Greenfield Road

Coleford, Gloucestershire, GL16 8BY

Offers Over £500,000

4 2 2 C





A substantial four bedroom detached family home, offering generous & versatile accommodation together with a large rear garden, double garage & ample off-road parking.

The ground floor provides excellent space for family living, with a particularly generous lounge enjoying plenty of natural light and views towards the rear garden. The kitchen/breakfast room offers an extensive range of units & worktop space, together with room for everyday dining, while a separate dining room provides an ideal setting for family meals & entertaining. Further practical accommodation includes a utility room & ground floor cloakroom.

To the first floor are four well proportioned bedrooms, providing plenty of flexibility for a growing family, guests or those requiring a home office, alongside the family bathroom.

Outside is a real highlight of the property. The large rear garden offers an excellent amount of outdoor space, predominantly laid to lawn with a substantial paved patio providing plenty of room for seating, entertaining & family use. To the front, a generous driveway provides ample off-road parking & leads to the impressive double garage, offering excellent parking, storage or workshop potential.

A spacious & practical family home with an excellent plot, solar panels & a power wall, generous living accommodation & superb parking, offering plenty of scope for a purchaser to make the property their own. The property also includes a security camera system & electric roller shutters.







Approached via UPVC double glazed door with opaque glazed side panel into:

Entrance Hallway:
14'7" x 6'5" (4.45m x 1.96m)
Solid oak flooring, radiator, telephone point, power & lighting, doors to lounge, kitchen & cloakroom, stairs to the first floor landing, understairs storage space and door to a useful storage cupboard with lighting, coat hanging space, shelving & alarm system.

Cloakroom:
7'0" x 3'5" (2.14m x 1.05m)
W.C., vanity unit with inset wash hand basin, radiator, UPVC double glazed opaque window to rear aspect, lighting.

Lounge:
18'1" x 11'8" (5.52m x 3.57m)
Feature coal effect gas fire, UPVC double glazed window to front aspect, two double radiators, television point, power & lighting, solid oak glazed double doors to dining room.

Dining Room:
14'6" x 11'8" (4.44m x 3.58m)
Wood laminate flooring, radiator, power & lighting, two UPVC double glazed windows to rear aspect, French doors with electric security shutters provide access to the rear garden.

Kitchen/Breakfast Room:
18'5" x 13'8" (5.63m x 4.17m)
A range of base units, wall units & drawers, worktops, one & a half bowl sink with drainer unit & mixer taps over, built in double oven & grill, tiled splashbacks, tiled flooring, inset ceiling spotlights, two radiators, television point, power & lighting, two UPVC double glazed windows with electric security shutters to rear aspect, door to the utility room.

Utility Room:
7'1" x 6'11" (2.16m x 2.12m)
Space & plumbing for washing machine, wall mounted storage cupboards, tiled flooring, wall mounted thermostat control, UPVC double glazed window to rear aspect, UPVC opaque double glazed door to outside, door to garage, electric security shutters fitted.

First Floor Landing:
18'1" x 6'5" (5.53m x 1.97m)
Radiator, power & lighting, door to airing cupboard with hot water tank & slatted shelving, loft access, UPVC double glazed window to front aspect, doors to all bedrooms & bathroom.

Bedroom One:
12'4" x 11'8" (3.78m x 3.56m)
Two built in double wardrobes, radiator, power & lighting, television point, UPVC double glazed window to rear aspect.

En-Suite:
7'5" x 5'6" (2.28m x 1.68m)
Corner shower cubicle with shower over, pedestal wash hand basin, low level W.C., partly tiled walls, radiator, opaque UPVC double glazed window to rear aspect.

Bedroom Two:
11'8" x 9'9" (3.56m x 2.99m)
Built in wardrobes, radiator, television point, UPVC double glazed window to front aspect, power & lighting.

Bedroom Three:
11'5" x 9'0" (3.49m x 2.75m)
Radiator, power & lighting, UPVC double glazed window to front aspect.

Bedroom Four:
10'7" x 8'1" (3.23m x 2.48m)
UPVC double glazed window to rear aspect, power & lighting, radiator.

Bathroom:
8'0" x 6'2" (2.46m x 1.88m)
Panelled bath, pedestal wash hand basin, low level W.C., partly tiled walls, radiator, opaque UPVC double glazed window to side aspect.

Outside:
To the front, the property is approached via a substantial block-paved driveway, providing ample off-road parking for several vehicles and leading to the large double garage with an electric-style roller door. An area of lawn and established planting provides additional greenery, whilst solar panels are fitted to the roof.

The generous rear garden is a particular feature of the property, offering an excellent amount of space for families & outdoor entertaining. A large paved patio extends across the rear of the house, providing plenty of room for seating, dining and barbecues, with the remainder of the garden predominantly laid to lawn and enclosed by fencing & established boundaries.

Within the garden is a substantial raised pond, currently stocked with fish, together with a timber garden shed providing useful storage. The overall size of the garden offers plenty of scope for further landscaping, play equipment or additional seating areas, making it a versatile and enjoyable outdoor space.

Double Garage:
19'0" x 15'4" (5.81m x 4.69m)
Power & lighting, offering ample storage space with fitted shelving & cupboards, Tesla power wall.






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.

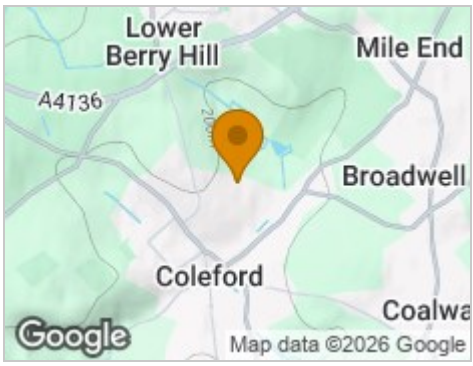
Road Map



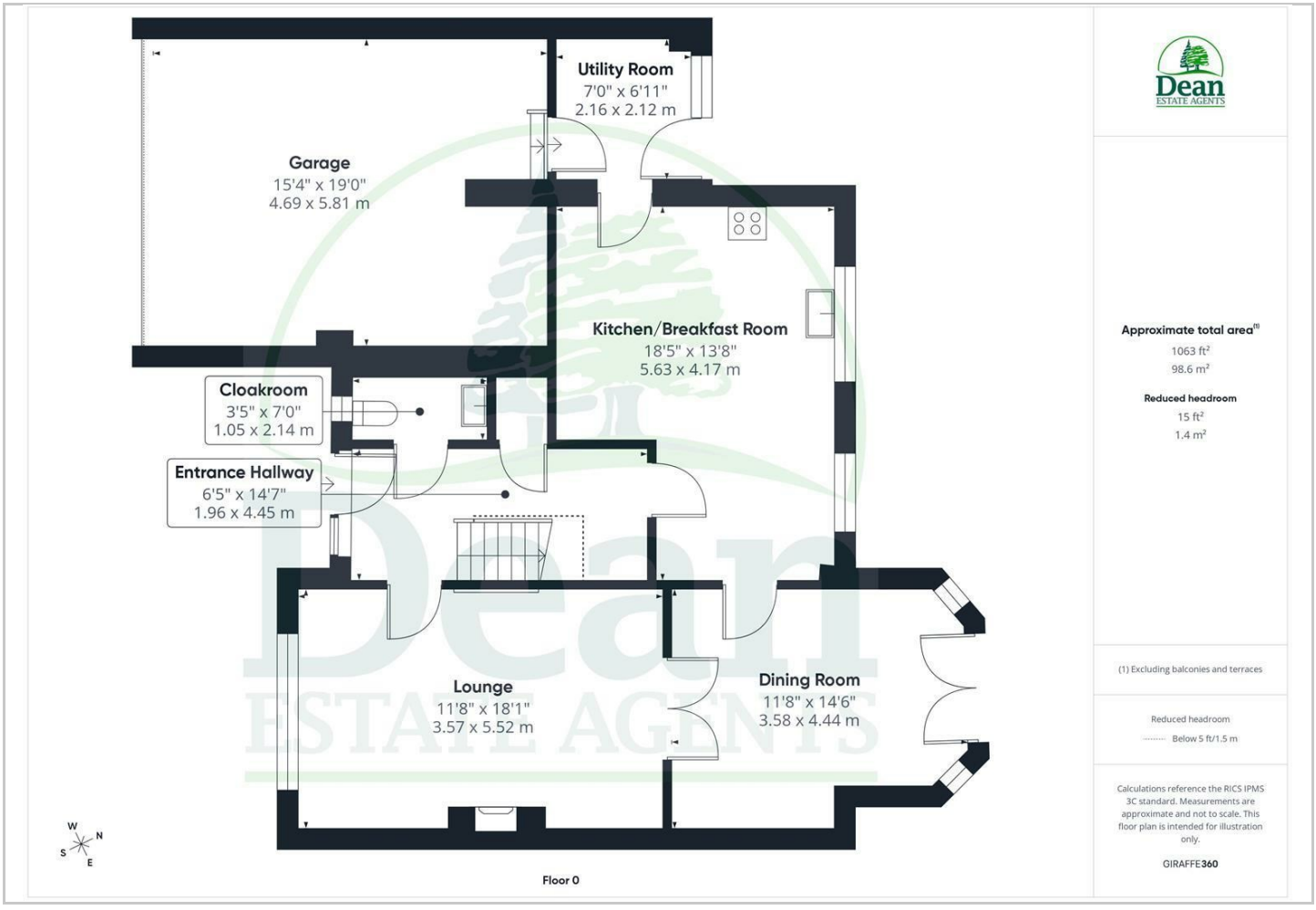
Hybrid Map



Terrain Map



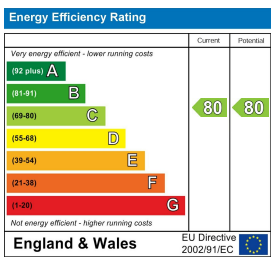
Floor Plan



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.

14 St John Street, Coleford, Gloucestershire, GL16 8AR
Tel: 01594 835751 Email: coleford@deanestateagents.co.uk www.deanestateagents.co.uk

The Property Ombudsman