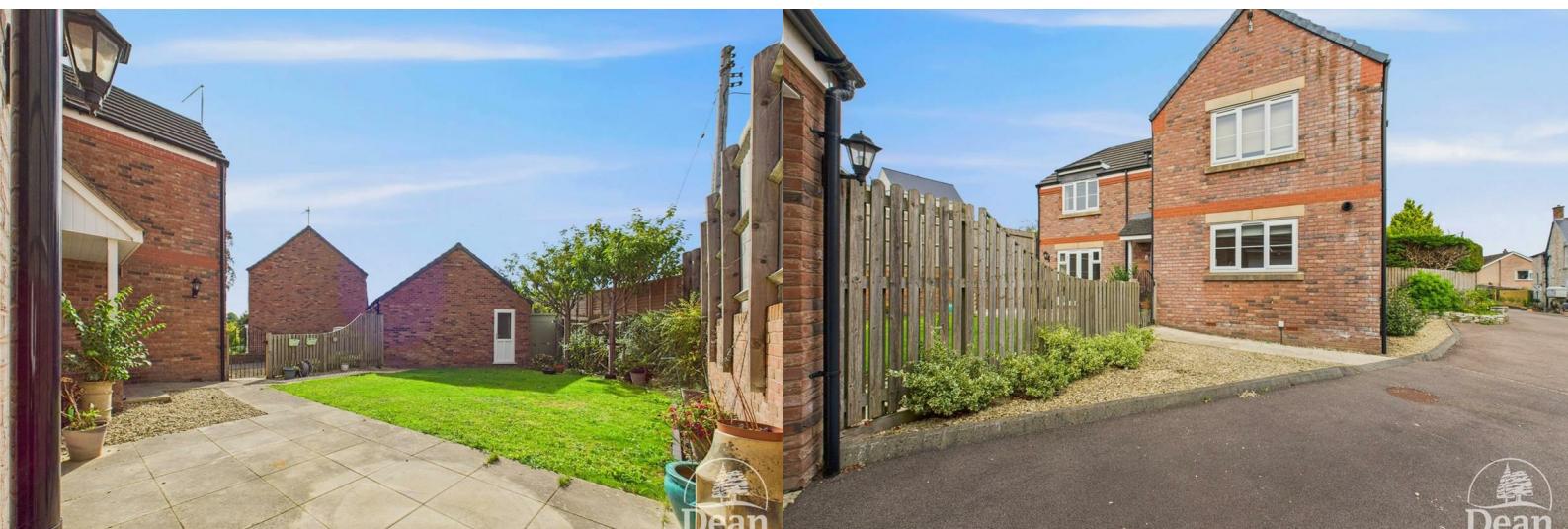




## Copper Beech Close Coleford, GL16 8FD

£390,000

4 2 2 B



\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* Located at the end of a private drive, with a short walk from Coleford town centre, you will find, a well-maintained and beautifully presented four bedroom detached property. Internally, the property hosts exceptional accommodation, spacious and light with Oak engineered doors, Honeywell Evo-Home central heating system with wireless remote controls, UPVC double glazed windows throughout, kitchen with appliances, garage, off road parking and private gardens. MUST BE VIEWED - NO ONWARD CHAIN!

The property is within walking distance of Coleford and has many amenities to include independent shops and cafes, a cinema, a library, supermarkets, schools and transport links to the nearby towns and villages.



Approached via a storm porch into:

#### Entrance Hallway:

8'5" x 7'0" (2.57m x 2.14m)

Stairs to first floor, solid oak flooring, radiator, alarm control panel, wall-mounted charger unit for Honeywell remote, smoke alarm, doors to cloakroom, kitchen/dining/family room and lounge.

#### Lounge:

15'8" x 15'1" (4.80m x 4.62m)

UPVC double glazed French style doors to front aspect leading to the patio area, two TV points, two radiators.

#### Kitchen/Dining/Family Room:

23'9" x 12'1" (7.25m x 3.69m)

A range of base and eye level units, drawers, rolled edge worktop surfaces, breakfast bar, one and a half bowl single drainer sink unit with mixer tap, part-tiled walls, built-in Candy electric oven, five ring gas hob with extractor hood, built-in dishwasher, integrated fridge/freezer, cupboard housing Ideal boiler, inset ceiling spotlights, master BT switch, TV point, solid oak flooring, UPVC double glazed windows to front and side aspects.

#### Cloakroom:

6'11" x 6'3" (2.12m x 1.91m)

W.C, pedestal wash hand basin with tiled splashbacks, space and plumbing for washing machine with rolled edge worktop over, radiator, vinyl flooring, inset ceiling spotlights.

#### First Floor Landing:

Doors to all bedrooms and bathroom, access into loft space, radiator, smoke alarm, UPVC double glazed window to front aspect, airing cupboard with shelving and housing hot water tank.

#### Bedroom One:

12'2" x 11'7" (3.73m x 3.54m)

UPVC double glazed window to front aspect, radiator, TV point, door to en-suite.

#### En-Suite:

10'0" x 3'2" (3.07m x 0.98m)

W.C, pedestal wash hand basin with mixer tap, shower cubicle with Mira shower, glass sliding door and tiled surround, chrome heated towel rail, vanity mirror with light over, vinyl flooring, inset ceiling spotlights.

#### Bedroom Two:

12'9" x 8'3" (3.89m x 2.54m)

UPVC double glazed window to front aspect, radiator, TV point.

#### Bedroom Three:

12'4" x 8'3" (3.76m x 2.53m)

UPVC double glazed window to side aspect, radiator, TV point.

#### Bedroom Four:

12'9" x 6'5" (3.89m x 1.98m)

Upvc double glazed window to side aspect, radiator, TV point.

## Bathroom:

5'6" x 8'11" (1.70m x 2.74m)

White suite comprising W.C., pedestal wash hand basin with mixer tap, bath with mixer tap and electric Mira shower over with glass shower panel, partly tiled walls, chrome heated towel rail, vinyl flooring, inset ceiling spotlights, UPVC double glazed obscured window to rear aspect.

## Outside:

The garden is laid mainly to lawn with decorative borders, mature shrubs and trees, feature patio seating area, outside tap, motion sensor lighting and two storage sheds, all enclosed by wooden fencing

and brick walling. To the rear of the property is a further storage area, accessed via a wooden gate.

## Garage:

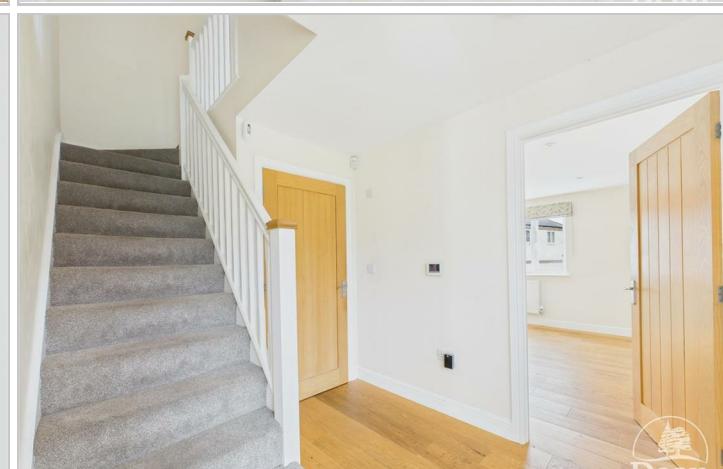
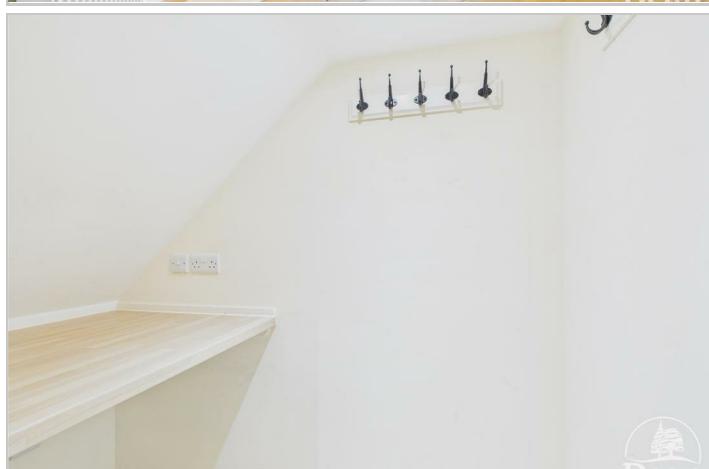
9'10" x 9'4" (3.02m x 2.87m)

Up and over door, power and lighting, loft storage space.

## Studio Space:

9'1" x 8'2" (2.79m x 2.50m)

Part of the garage has been turned into a studio space, UPVC door to side aspect.



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Tenanted Properties – 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.

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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



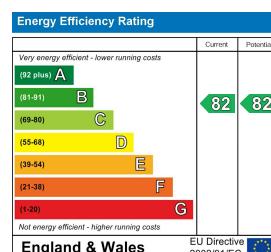
## Floor Plan



## 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



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