



South Road

Broadwell, Coleford, Gloucestershire, GL16 7EA

Offers In Excess Of £400,000



A spacious detached family home, with no onward chain, offering generous & versatile accommodation together with extensive off-road parking, an attached garage & a low-maintenance enclosed garden.

The ground floor is approached through an entrance hallway leading into a particularly spacious lounge, featuring an attractive fireplace as its focal point & French doors opening directly onto the outside seating area. The generous kitchen/dining room provides an excellent everyday family & entertaining space, with a range of fitted units & plenty of room for a substantial dining table & additional furniture.

Further practical accommodation includes a separate utility room & ground floor cloakroom, while the property's generous proportions & layout make it particularly well suited to family living.

To the first floor, the spacious landing gives access to four bedrooms, with several benefiting from fitted wardrobes. The master bedroom is complemented by its own en-suite shower room, while the remaining bedrooms are served by the family bathroom, fitted with both a bath & separate shower enclosure.

Externally, the property enjoys an impressive approach with a substantial block-paved driveway providing ample off-road parking for several vehicles, together with an attached garage. To the rear is an enclosed, predominantly paved garden offering a low-maintenance outdoor entertaining & seating space, with direct access from the house.

Overall, this is a substantial detached family home offering excellent space both inside and out, with four bedrooms, two bathrooms, generous living accommodation, extensive parking & a garage.



Approached via UPVC double glazed front door into:

Entrance Hallway:

7'8" x 4'8" (2.34m x 1.44m)

Stairs to first floor landing, radiator, doors to lounge & kitchen/dining room, power & lighting, wall mounted coat rails, smoke alarm.

Lounge:

17'10" x 13'8" (5.44m x 4.17m)

UPVC double glazed windows, UPVC double glazed double doors to rear garden, power & lighting TV point, radiators, LED spotlights above.

Kitchen/Dining Room:

20'0" x 12'9" (6.11m x 3.91m)

A range of wall units & base units, one & a half bowl stainless steel sink, UPVC double glazed windows, double panelled radiator, gas hob with extra extractor hood above, gas oven, power & lighting, door to utility room, door to storage under the stairs, integrated fridge/freezer, integrated dishwasher.

Utility Room:

9'1" x 6'7" (2.78m x 2.02m)

A range of base units, space & plumbing for a washing machine, UPVC double glazed window to rear aspect, UPVC door to rear garden, radiators, boiler, stainless steel sink, door to cloakroom.

Cloakroom:

6'7" x 3'3" (2.03m x 1.00m)

W.C., hand wash basin, radiator, frosted UPVC double glazed window.

First Floor Landing:

10'7" x 8'9" (3.25m x 2.67m)

Smoke alarm, doors to bedrooms & family bathroom, airing cupboard, double panelled radiator, double glazed UPVC window to rear aspect, loft access.

Bedroom One:

12'9" x 11'6" (3.91m x 3.53m)

UPVC double glazed window to front aspect, double panelled radiator, built-in mirrored wardrobes, power & lighting, door to en-suite.

En-Suite:

5'7" x 5'2" (1.71m x 1.58m)

Shower cubicle, W.C., double panelled radiator, extractor fan, hand wash basin, double glazed UPVC frosted window.

Bedroom Two:

9'8" x 8'8" (2.97m x 2.66m)

Double glazed UPVC window to front aspect, built-in wardrobes, radiator, power & lighting

Bedroom Three:

10'10" x 8'6" (3.32m x 2.60m)

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

Bedroom Four:

9'10" x 8'8" (3.00m x 2.65m)

Double glazed UPVC window to rear aspect, double panelled radiator, TV point, power & lighting.

Bathroom:

7'4" x 6'6" (2.25m x 2.00m)

W.C., panelled bath, double glazed UPVC frosted window, radiator, shower cubicle, hand wash basin, extractor fan.

Outside:

The property is approached via a substantial block-paved driveway, providing generous off-road parking for several vehicles & leading to the attached garage. The frontage is attractively presented with established planting, while gated

access & stone walling create an impressive approach to the home.

To the rear is a low-maintenance enclosed courtyard-style garden, predominantly paved to provide an excellent space for outdoor seating, dining & entertaining. The garden is bordered by fencing with areas of decorative stone & planting, while French doors provide convenient access directly from the property.

Garage:

18'8" x 9'4" (5.71m x 2.87m)

Up & over door, window, side access door, power & lighting.



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



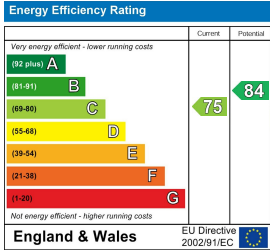
Floor Plan



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.

