Dean
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Coombs Road

Coleford, Gloucestershire, GL16 8AY

Offers Over £450,000

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A beautifully presented & deceptively spacious family home, occupying a generous corner plot with beautifully maintained gardens, ample off road parking & versatile accommodation throughout. Offering a wonderful balance of generous living space & modern comforts, this impressive home is perfectly suited to growing families & those who enjoy entertaining.

The accommodation is welcomed by a bright entrance hallway, creating an excellent first impression with a door to the lounge. The outstanding lounge is a real highlight of the property, offering an impressive amount of space with a feature fireplace & French doors opening directly onto the gardens. A separate dining room provides an ideal setting for formal meals, whilst the sun room enjoys views over the rear garden & offers a peaceful space to relax throughout the year. The contemporary kitchen has been thoughtfully designed with an extensive range of fitted units & generous worktop space, providing an ideal hub for everyday family life. A separate utility room offers additional practicality & leads through to a modern shower room, making this an ideal area for busy households. To the first floor, the property continues to impress with three well proportioned bedrooms. The spacious master bedroom benefits from an extensive range of fitted wardrobes, whilst the remaining bedrooms provide excellent flexibility for family living or those working from home. The accommodation is complemented by a beautifully appointed family bathroom featuring a modern suite.

Externally, the property occupies an enviable corner plot with wraparound lawned gardens, mature hedging and established flower beds creating an attractive & private setting. To the rear, a delightful decked seating area provides the perfect space for outdoor dining. To the front a driveway offers off-road parking for multiple vehicles, including a caravan, whilst the attractive gardens continue around the side of the property, enhancing its sense of space.







Approached via UPVC double glazed front door & windows into:

Entrance Hallway:
10'9" x 6'6" (3.29m x 2.00m)
Double panelled radiator, storage cupboard, power & lighting, door into lounge.

Lounge:
24'4" x 15'11" (7.43m x 4.86m)
Feature electric fireplace with mantel, UPVC double glazed window to front aspect, UPVC double glazed French doors into garden, three double panelled radiators, power & lighting, door to kitchen, stairs to first floor landing.

Kitchen:
15'9" x 10'10" (4.82m x 3.31m)
A range of base units, wall units & drawers, worktops, stainless steel one & a half bowl sink with drainer unit, tiled splashbacks, double oven, gas hob, extractor hood, integrated dishwasher, double panelled radiator, UPVC double glazed windows to side & rear aspect, spotlights & power, space for table & chairs, door to inner hallway.

Inner Hallway:
13'8" x 4'5" (4.19m x 1.36m)
UPVC double glazed door to rear garden, tiled flooring, consumer unit, double doors to dining room & sun room/bedroom four, door to utility room, double panelled radiator, power & lighting, storage cupboard.

Sun Room/Bedroom Four:
11'5" x 8'2" (3.48m x 2.51m)
UPVC double glazed sliding doors to rear garden, UPVC double glazed window to side aspect, double panelled radiator, power & lighting.

Dining Room:
14'11" x 8'2" (4.57m x 2.51m)
Double panelled radiator, UPVC double glazed windows to front & side aspects, power & lighting.

Utility Room:
6'7" x 5'0" (2.03m x 1.54m)
Space & plumbing for washing machine & tumbledryer, worktops, UPVC double glazed window to side aspect, door to shower room, power & lighting, tiled flooring.

Shower Room:
6'7" x 4'11" (2.02m x 1.50m)
Shower cubicle with electric shower, vanity unit with inset wash hand basin, W.C., double panelled radiator, UPVC double glazed frosted window to rear aspect, extractor fan, spotlights, tiled walls, tiled flooring.

First Floor Landing:
14'9" x 4'10" (4.52m x 1.48m)
UPVC double glazed window to side aspect, doors to all bedrooms & bathroom, double panelled radiator, power & lighting.

Bedroom One:
15'10" x 11'8" (4.84m x 3.58m)
UPVC double glazed window to front aspect, single panelled radiator, fitted wardrobes, power & spotlights.

Bedroom Two:
12'6" x 8'11" (3.82m x 2.73m)
UPVC double glazed window to side aspect, single panelled radiator, power & lighting.

Bedroom Three:
10'10" x 8'3" (3.32m x 2.52m)
UPVC double glazed window to rear aspect, single panelled radiator, storage cupboard, power & lighting.

Bathroom:
8'0" x 7'3" (2.45m x 2.23m)
Panelled bath with glass shower screen & shower over, vanity unit with inset W.C. & wash hand basin, wall units, tiled walls, vinyl flooring, heated towel rail, cupboard, UPVC double glazed frosted window to side aspect, spotlights.

Outside:
The property occupies a generous corner plot, enjoying wraparound gardens that have been beautifully maintained to create an attractive & private outdoor setting. To the front, a block-paved driveway provides ample off-road parking for multiple vehicles, with additional space suitable for a caravan or motorhome. The front garden is mainly laid to lawn and complemented by colourful flower borders and established shrubs, creating an inviting first impression.

The gardens continue around both sides of the property, where neatly maintained lawns are bordered by mature hedging, ornamental planting & well-stocked flower beds, providing a pleasant degree of privacy & an attractive outlook from every aspect of the home.

To the rear, a sunny decked seating area offers the perfect space for outdoor dining, entertaining or simply relaxing during the warmer months. The garden is enclosed by timber fencing & features an attractive selection of potted plants, ornamental shrubs & a useful timber storage shed. The wraparound lawn continues beyond the decking, providing plenty of space for children to play or keen gardeners to enjoy, making the outside space just as impressive as the accommodation within.






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Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

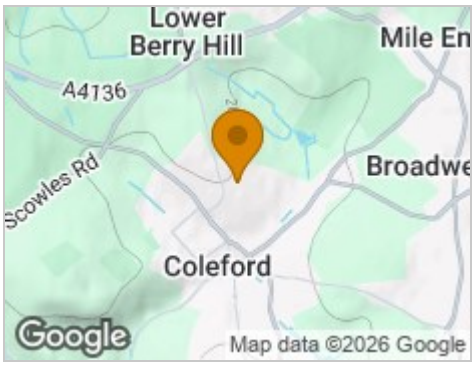
Road Map



Hybrid Map



Terrain Map



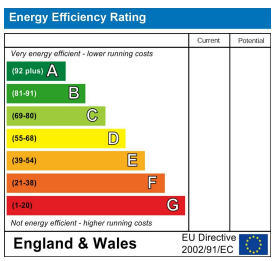
Floor Plan



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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