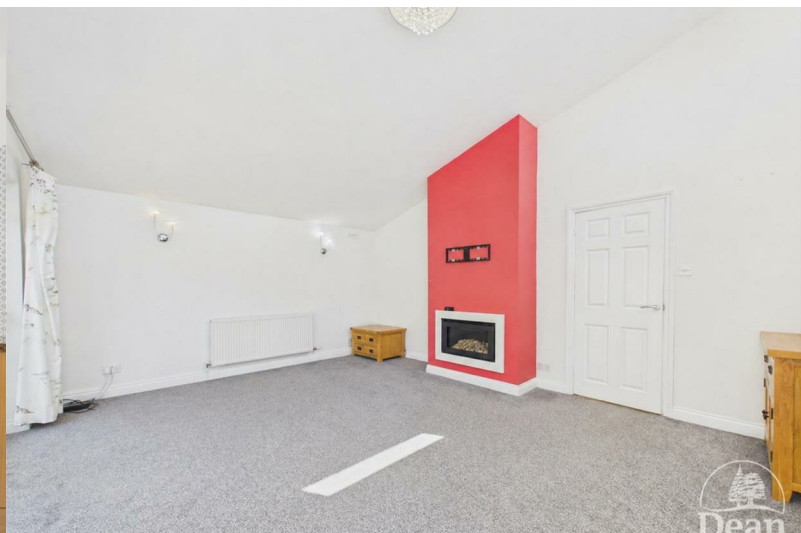




Forsdene Walk

Coalway, Coleford, GL16 7JZ

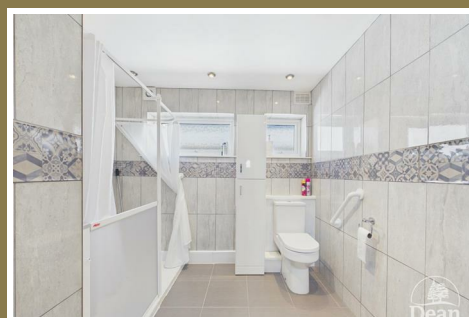
£330,000



A beautifully presented detached bungalow, ideally positioned on the edge of woodland in the popular village of Coalway. The property offers spacious and versatile accommodation, including a generous lounge, a stylish modern bathroom, two well-proportioned bedrooms, and a large kitchen/dining room ideal for everyday living and entertaining.

A standout feature of the home is the converted garage, now forming a self-contained annexe. This useful space comprises a bedroom/living area along with an additional room already fitted with plumbing, offering excellent potential for a bathroom or utility room.

Coalway itself is a well-served village, offering two convenience stores, a primary school, and regular bus links, along with access to scenic woodland walks. The nearby market town of Coleford, just approximately one mile away, provides a wider range of amenities including supermarkets, doctors' surgeries, dentists, independent shops, and a selection of cafés.



Approached via UPVC door with a double glazed stained glass frosted window into:

Entrance Porch:

4'5" x 2'5" (1.35m x 0.76m)

Lighting, tiled flooring, UPVC door with frosted glass into entrance hallway.

Entrance Hallway:

14'8" x 7'4" (4.49m x 2.26m)

Power & lighting, double panelled radiator, UPVC double glazed window, doors to bedrooms, lounge & kitchen, smoke alarm, thermostat.

Lounge:

17'5" x 13'9" (5.31m x 4.21m)

Feature gas fireplace, UPVC double glazed sliding doors with inset blinds to rear garden, TV point, power & lighting, double panelled radiator, TV aerial, three UPVC double glazed windows.

Kitchen/Dining Room:

13'10" x 12'10" (4.22m x 3.93m)

A range of base units, wall units and drawers, one & a half ceramic sink with drainer unit. tiled splashbacks, space & plumbing for washing machine, space & plumbing for dishwasher, space for fridge, space for oven, extractor fan, space for dining table and chairs, TV point, double panelled radiator, power

& lighting, UPVC double glazed French doors to patio, UPVC double glazed window, door to annexe.

Bedroom One:

13'7" x 9'6" (4.16m x 2.92m)

Built in wardrobes, power & lighting, UPVC double glazed window., double panelled radiator, TV point.

Bedroom Two:

9'6" x 7'4" (2.92m x 2.25m)

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

Bathroom:

9'6" x 8'9" (2.91m x 2.67m)

A modern, floor to ceiling tiled suite benefitting from a large walk in shower with rainfall shower head and a hand rail, heated towel rail, W.C. with hand rail, vanity unit with inset wash hand basin, wall mounted mirrored cabinet, storage cupboards, two UPVC frosted double glazed windows, extractor fan, airing cupboard housing the combi boiler.

Annexe:

Open Plan Lounge/Bedroom:

15'8" x 8'8" (4.80m x 2.65m)

Power & lighting, built in storage, LED spotlights, double panelled radiator, UPVC double glazed door

to front aspect, two UPVC double glazed windows, door to utility room.

Utility Room:

8'11" x 5'1" (2.72m x 1.57m)

Power & lighting, plumbing fitted ready for a bathroom or a utility room, UPVC double glazed frosted window door to garden, double panelled radiator, UPVC double glazed window.

Outside:

The property is situated at the end of a cul-de-sac

close to woodland. You are met with a composite driveway for roughly four vehicles, to your right you will see a range of mature shrubs and a lawn.

As you enter the garden from the French doors through the kitchen, you are met with a patio area perfect for seating, above this there is a large electric awning perfect to use on a hot summers day. Beyond this you are met with an enclosed lawned area with maturing shrubs boarding the garden. To the side of the property there is a private patio area with a large shed.



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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



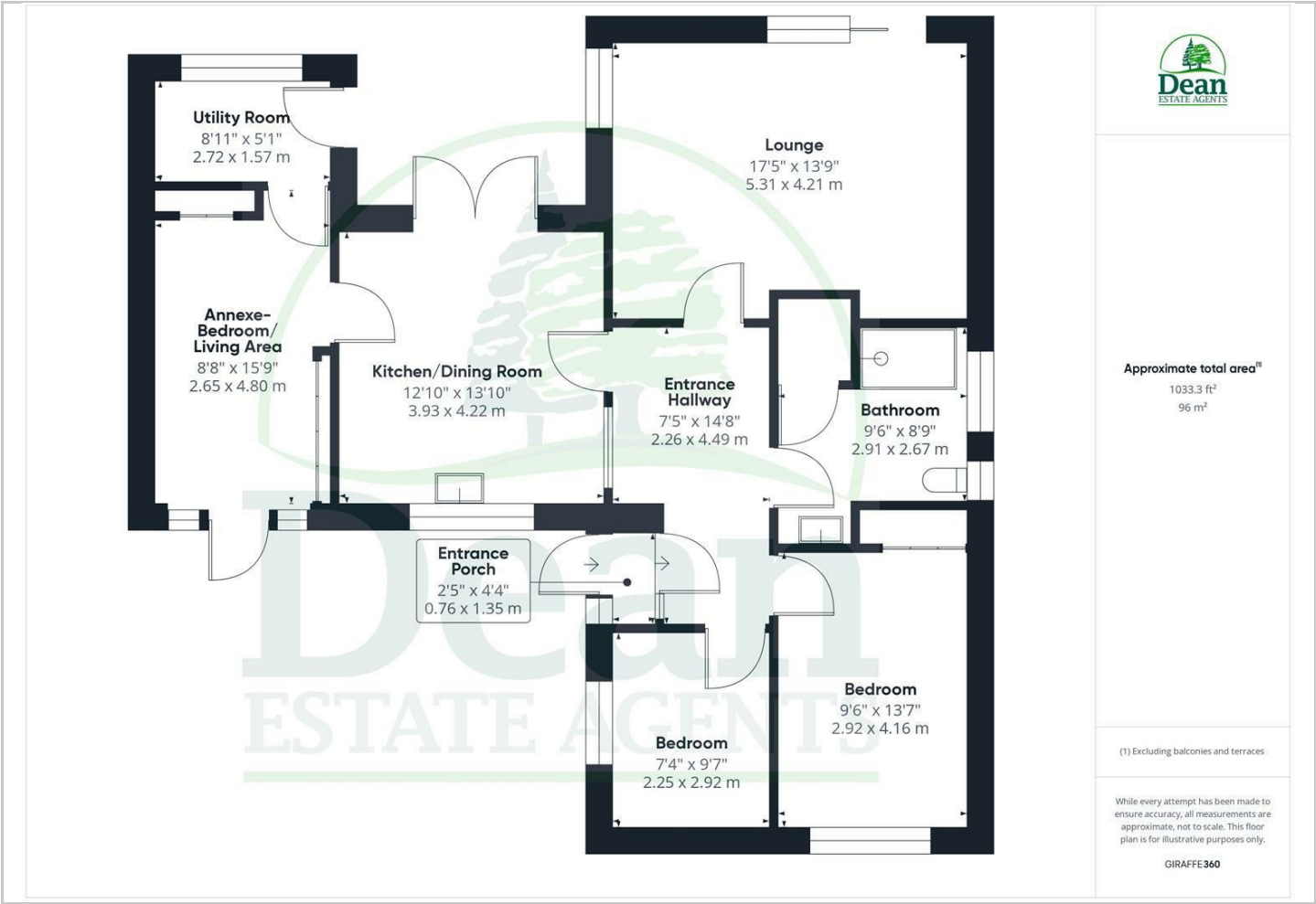
Hybrid Map



Terrain Map



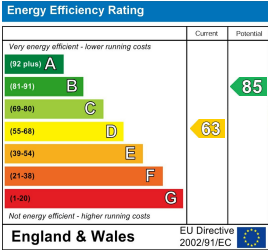
Floor Plan



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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