



## The Paddocks

Coleford, Gloucestershire, GL16 7PX

£350,000

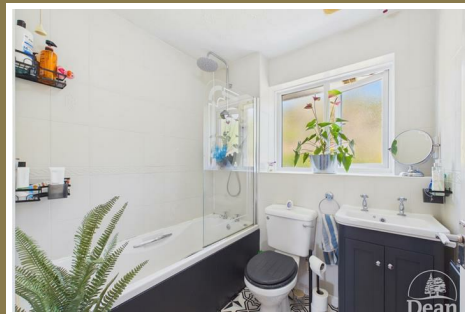


A beautifully presented four bedroom semi-detached family home offering spacious & versatile accommodation throughout, ideal for modern family living. The property enjoys a practical layout with a welcoming entrance hallway, generous lounge, kitchen/dining room, downstairs cloakroom and an additional reception room which could also be used as a fifth bedroom, home office or playroom.

To the first floor are four bedrooms, with the master bedroom benefitting from its own dressing room, alongside a family bathroom. The accommodation is bright & well maintained, with each room offering flexibility for a range of family needs.

Outside, the property benefits from off road parking and a garage, while the rear garden is a particularly attractive feature. Arranged over tiered levels, the garden includes lawned areas, mature planting, stone walling, patio seating spaces and a covered bar/entertaining area, creating an excellent space for relaxing and hosting family and friends.

Coleford is a well-served market town situated in the heart of the Forest of Dean, offering a good range of local amenities including shops, supermarkets, cafés, pubs, schools, leisure facilities and health services. The town has a welcoming community feel and provides a convenient base for those looking to enjoy both everyday practicality and countryside living.



Approached via a UPVC double glazed front door into:

#### Entrance Hallway:

Single panelled radiator, lighting, stairs to first floor, doors to lounge & cloakroom.

#### Cloakroom:

UPVC double glazed window, corner sink unit, W.C., consumer unit, single panelled radiator, lighting.

#### Lounge:

UPVC double glazed window, double panelled radiator, tv point, smoke alarm, power & lighting.

#### Kitchen/Dining Room:

A range of base, wall and drawer units, integrated double oven, plumbing for dishwasher, one & a half bowl sink with drainer unit, 4 ring gas hob, extractor hood, Worcester boiler, UPVC double glazed window, UPVC double glazed sliding doors, double panelled radiator, power & lighting.

#### Utility Room:

A range of base, wall & drawer units, worktop, single bowl sink, space & plumbing for washing machine, space for fridge/freezer, UPVC double glazed door to rear, power & lighting.

#### Bedroom Five/Additional Reception Room:

UPVC double glazed window, single panelled radiator, tv point, power & lighting.

#### First Floor Landing:

Loft access, storage cupboard, doors to all bedrooms & bathroom, power & lighting.

#### Bedroom One:

UPVC double glazed window, single panelled radiator, power & lighting, door to walk in wardrobe.

#### Walk In Wardrobe:

UPVC double glazed window, single panelled radiator, hanging space, power & lighting.

#### Bedroom Two:

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

#### Bedroom Three:

UPVC double glazed window, single panelled radiator, power & lighting.

#### Bedroom Four:

UPVC double glazed window to front, single panelled radiator, power & lighting.

#### Bathroom:

UPVC double glazed window, W.C., panelled bath

with shower over & glass shower screen, single panelled radiator, extractor fan, fully tiled, lighting.

#### Outside:

The property is approached via a driveway providing off-road parking, leading to a garage positioned to the front/side of the home. A well-maintained frontage with lawn and attractive planted borders adds kerb appeal, with established hedging and colourful flowers creating a welcoming first impression.

To the rear, the garden is a particularly appealing feature, arranged over attractive tiered levels with lawned areas, stone walling, mature planting and well-stocked borders. There are several seating areas positioned to enjoy the garden throughout the day,

including a patio area ideal for outdoor dining and relaxing, together with a raised terrace offering an additional private seating space.

The garden also benefits from a charming covered bar/entertaining area, creating a lovely space for hosting family and friends. Enclosed by stone walling and mature greenery, the outside space offers a good degree of privacy while remaining practical and easy to enjoy.



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.

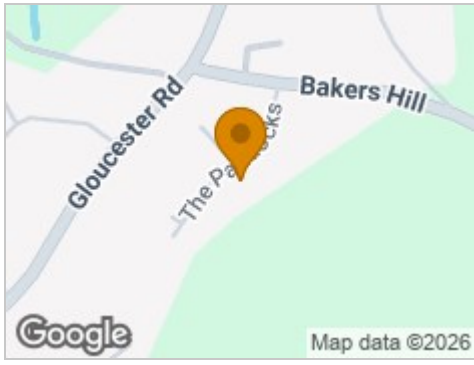
PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.