



Speech House Road

Broadwell, Coleford, GL16 7EG

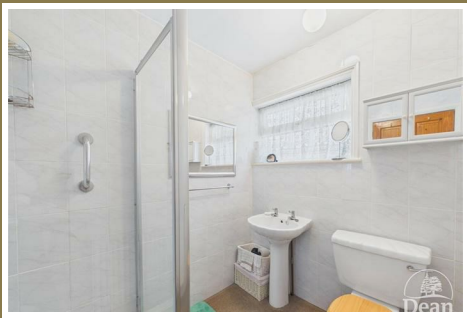
£350,000



A well presented detached bungalow set on a generous plot, offering spacious and versatile accommodation throughout, complemented by beautifully maintained gardens and excellent off road parking.

The property welcomes you with a bright and inviting interior, featuring a well-proportioned lounge that flows through to a separate dining area, creating an ideal space for both everyday living and entertaining. The kitchen is fitted with a range of units and enjoys pleasant views over the garden, with access into a charming conservatory—perfect for relaxing and enjoying the outlook all year round. There are three well proportioned bedrooms, all offering comfortable accommodation, alongside a neatly presented bathroom. Externally, the property truly stands out. To the front, a large driveway provides ample parking and leads to the home, bordered by a well-kept lawn and attractive planted areas. The rear garden is a particular highlight—generous in size and mainly laid to lawn, with mature borders, a greenhouse, and a patio seating area, offering a wonderful space for outdoor enjoyment. The enclosed courtyard-style patio area provides a private spot for seating and entertaining.

Broadwell is a popular and well-established village on the outskirts of Coleford, offering a strong sense of community and a convenient setting for everyday living. The village benefits from a range of local amenities including a well-regarded primary school, local shops, and easy access to nearby supermarkets, cafes and services in Coleford town centre, just a short distance away.



Approached via a partly double glazed UPVC front door into:

Entrance Hallway:

3'0" x 13'10" (0.92 x 4.23)

Radiator, power & lighting, door into lounge, both bedrooms & shower room.

Lounge:

11'8" x 12'10" (3.57 x 3.93)

Radiator, power & lighting, dado rail, TV point, front aspect UPVC double glazed window, opening into dining room.

Dining Room:

11'10" x 11'4" (3.61 x 3.46)

Radiator, power & lighting, side aspect UPVC double glazed window, stairs leading up to the first floor, partly glazed wooden door through into kitchen.

Kitchen:

11'0" x 10'0" (3.36 x 3.06)

A range of wall units, drawers & base units, rolled edge worktops, double oven with four ring electric hob above, space & plumbing for a washing machine, space for fridge/freezer, one & a half bowl single drainer sink unit with mixer tap above, radiator, partly tiled walls, tiled flooring, front and side aspect UPVC double glazed windows, door into conservatory.

Conservatory:

14'3" x 9'9" (4.36 x 2.99)

Tiled flooring, radiator, side and rear aspect UPVC double glazed windows, sliding doors leading out to the patio

area, further rear door leading out with steps down to the garden.

Bedroom One:

11'10" x 12'9" (3.62 x 3.91)

Radiator, power & lighting, front & side aspect UPVC double glazed windows.

Bedroom Two:

9'1" x 10'10" (2.77 x 3.32)

Radiator, power & lighting, side aspect UPVC double glazed window.

Shower Room:

5'11" x 6'9" (1.81 x 2.07)

Corner shower with mains shower attachment & tiled surrounding, pedestal wash hand basin, W.C., radiator, tiled walls, rear aspect UPVC double glazed frosted window.

First Floor Landing:

4'9" x 6'3" (1.46 x 1.92)

Loft access, door to bedroom three.

Bedroom Three:

9'1" x 10'3" (2.77 x 3.14)

Radiator, power & lighting, Velux roof window.

Cellar:

10'0" x 11'10" (3.07m x 3.63m)

Accessed via the garden housing the oil fired boiler & is a useful storage space.

Outside:

To the front, the property is approached via a large gravel

driveway providing parking for multiple vehicles and access to the side of the home. The front garden is mainly laid to lawn with a beautifully maintained central feature bed, stocked with a variety of mature shrubs and ornamental planting, creating a welcoming and colourful first impression. The property itself is neatly set back, with a pathway leading to the main entrance and bordered by established greenery.

To the rear, the garden is a particular highlight—generous in size and predominantly laid to lawn, offering a high degree of privacy and a perfect space for families or keen gardeners. Well-stocked borders surround the garden with a range of mature plants, shrubs and flowering beds,

alongside trellis features and seating areas that add character and charm. A patio area sits adjacent to the property, ideal for outdoor dining and entertaining, while steps lead up to a bright conservatory overlooking the garden.

Further benefits include a greenhouse, vegetable growing area, and a useful garden shed, making the space both practical and versatile. Overall, the outside space combines functionality with attractive landscaping, creating a peaceful and enjoyable setting.



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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

Floor 0

Floor 1

Approximate total area¹
994 ft²
92.4 m²

Reduced headroom
52 ft²
4.8 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

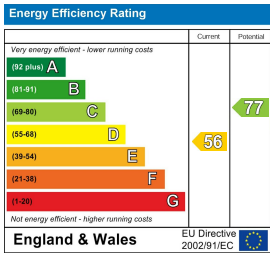
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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