Dean
ESTATE AGENTS

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Forest Close

Staunton, Coleford, Gloucestershire, GL16 8PG

Offers Over £485,000

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A beautifully positioned three bedroom detached bungalow, situated within the highly sought-after village of Staunton. Offering spacious and versatile accommodation throughout, the property benefits from three well-proportioned bedrooms, two reception rooms providing flexible living and entertaining space, a large kitchen, utility room and a family bathroom.

Outside, the property is complemented by stunning, well-maintained gardens featuring an impressive range of mature shrubs, flowers and trees, creating a peaceful and private setting. Further benefits include a garage, workshop, ample off road parking and a wonderful position enjoying the tranquillity and charm of village living.

Staunton is a very sought-after village on the border of England and Wales. On your doorstep is fantastic woodland walks, a pub serving great food and good bus links.







Approached via a UPVC double glazed front door into:

Entrance Hallway:
4'4" x 9'3" (1.34m x 2.83m)
Doors to bedrooms, lounge, bathroom & kitchen, power & lighting.

Lounge:
16'9" x 11'9" (5.11m x 3.60m)
UPVC double glazed window to front aspect, TV point, radiators, wood burner with stone feature surround.

Kitchen:
9'9" x 12'4" (2.98m x 3.76m)
A range of eye level and base units, eye level Neff double electric oven, space & plumbing for dishwasher, electric hob, stainless steel one and half bowl sink with mixer tap and integrated drainer unit, space for fridge freezer, double glazed UPVC window, door to utility room, window and door into the main living space, power & lighting.

Dining Room:
12'3" x 16'4" (3.74m x 4.98m)
Double glazed UPVC French doors to Juliette balcony, UPVC double glazed windows, radiators, TV point, power & lighting.

Utility Room:
6'9" x 9'7" (2.06m x 2.93m)
Space & plumbing for washing machine, space for tumble drier, base units for storage, double glazed UPVC window surrounding, heated towel rail, door to rear garden, power & lighting.

Bedroom One:
11'10" x 9'8" (3.61m x 2.96m)
Double glazed UPVC window to front aspect, radiator, power & lighting.

Bedroom Two:
8'10" x 12'4" (2.71m x 3.76m)
Double glazed UPVC window to rear aspect, radiator, power & lighting.

Bedroom Three:
7'10" x 9'0" (2.41m x 2.76m)
Double glazed UPVC window to front aspect, radiator, power & lighting, wall mounted storage cupbaord.

Bathroom:
6'1" x 8'11" (1.87m x 2.72m)
Frosted UPVC double glazed window, step-in shower cubicle, hand wash basin. W.C., heated towel rail, lighting, extractor fan.

Outside:
The stunning, professionally landscaped gardens are undoubtedly a standout feature, lovingly maintained and bursting with an incredible variety of mature trees, colourful flowers, ornamental shrubs and established planting, creating a picturesque outlook in every season.

Thoughtfully designed to make the most of the tranquil surroundings, the gardens provide a wonderful blend of open lawns, winding pathways, seating areas and beautifully stocked borders, perfect for relaxing, entertaining or simply enjoying the

peaceful setting. The property benefits from a wonderful sense of privacy, with the woodland backdrop enhancing the feeling of seclusion and countryside charm. In addition, the garden provides access to a useful garage and workshop, offering excellent storage, hobby space or potential for those working from home or requiring additional practical space.

To the front, the property is equally as impressive, being beautifully framed by a range of mature shrubs, colourful planting and well-maintained landscaped gardens which create an attractive first impression from the moment you arrive. The charming frontage enjoys a wonderful degree of privacy and character, complemented by thoughtfully designed borders, established greenery and a delightful wildlife pond, adding to the peaceful feel of the setting and attracting an abundance of birds and nature.

The property further benefits from ample parking positioned directly in front of the garage, providing excellent practicality alongside the home's attractive kerb appeal. The garage itself offers additional storage & a workshop, ideal for a variety of uses.

Garage:
9'2" x 17'10" (2.81m x 5.46m)
Electric garage door, power & lighting.

Workshop:
17'6" x 7'8" (5.35m x 2.34m)
Power & lighting.






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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



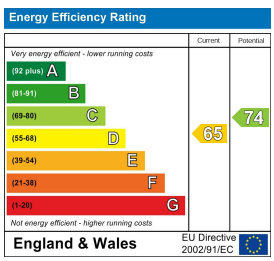
Floor Plan



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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