Dean
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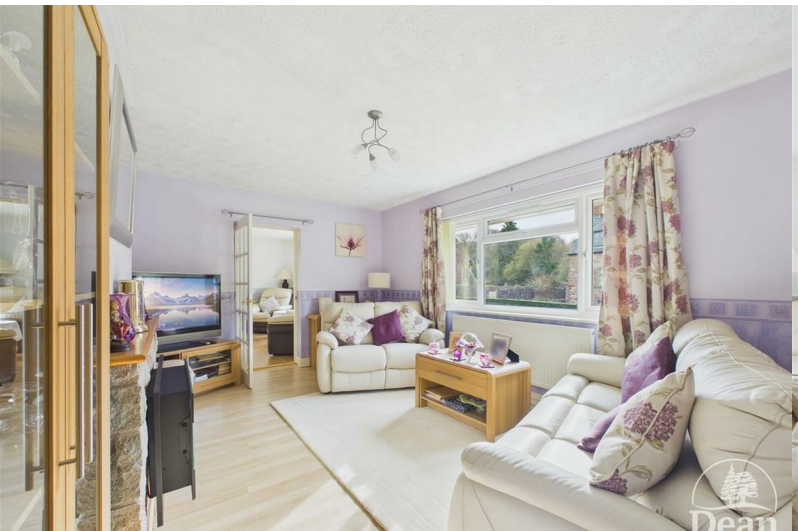


High Street

Clearwell, Coleford, Gloucestershire, GL16 8JS

Offers Over £480,000

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A rare opportunity to acquire this spacious & well presented three bedroom detached bungalow, offered to the market for the very first time. Situated in the highly sought-after village of Clearwell, the property enjoys a wonderful south-facing aspect to the front, allowing natural light to flood the main living areas throughout the day.

The accommodation is both generous and versatile, featuring two substantial reception rooms ideal for both relaxing and entertaining, along with a bright conservatory enjoying open views towards Clearwell Chapel.

Externally, the property benefits from ample off road parking, a single garage with new electric door and well proportioned gardens, making this an exceptional home in a prime village setting.

Clearwell is one of the Forest of Dean's most sought-after villages, known for its charming character, historic appeal and beautiful surrounding countryside. The village offers a peaceful semi-rural setting with a strong sense of community, whilst still being conveniently placed for access to nearby Coleford and its wider range of shops, cafés, supermarkets and everyday amenities. Surrounded by woodland walks and scenic routes, Clearwell is ideal for those who enjoy outdoor living, with the added benefit of its well-regarded local pub, historic castle and easy access to the wider Forest of Dean and Wye Valley.







Approached via a partly glazed composite door into

Entrance Hallway:
14'0" x 2'8" (4.29m x 0.83m)
Power & lighting, airing cupboard, radiator, loft access, doors to three bedrooms, kitchen, sitting room & bathroom.

Sitting Room:
17'1" x 11'9" (5.22m x 3.60m)
UPVC double glazed window to front aspect, radiator, power & lighting, feature electric fireplace with stone surround, serving hatch from the kitchen, door to lounge.

Lounge:
13'10" x 17'2" (4.23m x 5.24m)
UPVC double glazed window to front aspect, radiator, power & lighting, TV point, door to utility room & double doors leading into conservatory.

Conservatory:
11'6" x 10'11" (3.53m x 3.33m)
Front aspect double glazed UPVC patio doors leading to the front patio area, with front, side and rear aspect double glazed UPVC windows, radiator, power & lighting, polycarbonate roof. The conservatory has a stunning front view towards Clearwell Chapel.

Kitchen:
9'9" x 12'5" (2.99m x 3.80m)
Fitted with a range of wall, drawer & base mounted units, built-in oven, hob, extractor fan, space for under-counter fridge, serving hatch, cupboard housing meters, wall mounted fan heater, inset ceiling spotlights and power, door to utility room, UPVC double glazed window to rear aspect.

Utility Room:
7'1" x 6'11" (2.18m x 2.12m)
UPVC double glazed window to rear aspect & UPVC double glazed door providing access to the garden, space & plumbing for washing machine & dryer, space for large American-style fridge/freezer, radiator, door to shower room.

Shower Room:
6'2" x 6'11" (1.88m x 2.11m)
UPVC double glazed frosted window to rear aspect, suite comprising close coupled W.C., wash hand basin, walk-in shower with mains shower overhead, radiator, inset ceiling spotlights, extractor fan.

Bedroom One:
11'5" x 9'9" (3.48m x 2.98m)
UPVC double glazed window to front aspect, radiator, power & lighting.

Bedroom Two:
12'5" x 9'2" (3.80m x 2.80m)
UPVC double glazed window to rear aspect, wardrobe, radiator, power & lighting.

Bedroom Three:
9'1" x 7'8" (2.78m x 2.36m)
UPVC double glazed window to rear aspect, radiator, power & lighting.

Bathroom:
5'9" x 9'0" (1.77m x 2.76m)
Panelled bath with shower attachment, wash hand basin, W.C., heated towel rail, tiled flooring, tiled walls, lighting, UPVC double glazed frosted window to rear aspect.

Garage:
12'0" x 21'9" (3.66m x 6.64m)
Accessed via electric up & over door with power & lighting, UPVC double glazed window to side aspect.

Outside:
To the front of the property there is a large tarmacked driveway providing ample off-road parking and leading to the garage. A pathway leads to the front entrance, alongside a generous laid-to-lawn area and a lovely south-facing patio. A substantial side area provides access to the rear garden.

To the rear garden there are steps lead up to a gravelled seating area, laid-to-lawn section, oil tank and garden shed. The garden offers further potential for terracing or landscaping to create additional usable outdoor space.






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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



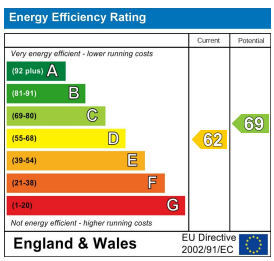
Floor Plan



Viewing

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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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The Property Ombudsman