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Blakes Way

Coleford, Gloucestershire, GL16 8EX

£335,000

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Built in 2016, this beautifully presented home offers spacious & well-appointed accommodation throughout, perfectly suited to modern family living.

The ground floor comprises a welcoming entrance hallway, a generous & tastefully decorated lounge & an impressive kitchen/dining room featuring contemporary fitted units, ample worktop space, integrated oven & gas hob, with French doors opening directly onto the rear garden. A separate utility room & downstairs cloakroom provide further practicality.

Upstairs, the property benefits from three well-proportioned bedrooms, including a spacious master bedroom with its own en-suite shower room, alongside a modern family bathroom & useful storage on the landing.

Outside, the enclosed rear garden has been attractively landscaped across several levels, featuring a paved patio, lawned area, raised decking, established shrubs & planted borders, providing a lovely space for outdoor dining & relaxation. The property further benefits from a garage & block-paved driveway providing off-road parking for three vehicles.

Having been well maintained and thoughtfully presented throughout, this delightful home offers an excellent opportunity for those seeking a modern, comfortable & conveniently arranged property.







Approached via a UPVC double glazed front entrance door with glazed side panel into:

Entrance Hallway:
6'9" x 6'2" (2.07m x 1.90m)
Tiled flooring, radiator, stairs leading to the first floor landing, doors to lounge, kitchen/dining room & cloakroom.

Lounge:
17'8" x 10'6" (5.40m x 3.22m)
Two UPVC double glazed windows, double panelled radiator, power & lighting.

Kitchen/Dining Room:
17'8" x 9'5" (5.40m x 2.88m)
Fitted with a range of wall units & base units with worktops over, stainless steel sink with mixer tap, integrated oven, gas hob with extractor hood over, integrated fridge/freezer, tiled flooring, radiator, inset ceiling spotlights, UPVC double glazed window, UPVC double glazed French doors leading to the rear garden, door into utility room.

Utility Room:
5'6" x 5'4" (1.70m x 1.64m)
Fitted with wall-mounted storage cupboards, space & plumbing for washing machine, tumble dryer, tiled flooring, UPVC double glazed door leading to the outside.

Cloakroom:
5'0" x 3'1" (1.54m x 0.94m)
Fitted with a white suite comprising a pedestal wash hand basin, low-level W.C., tiled flooring, radiator, partly tiled walls, lighting.

First Floor Landing:
11'11" x 4'3" (3.65m x 1.31m)
UPVC double glazed window, double panelled radiator, airing cupboard, loft access, smoke alarm, power & lighting, doors to all bedrooms & bathroom.

Bedroom One:
12'3" x 10'2" (3.75m x 3.10m)
UPVC double glazed window, double panelled radiator, built in wardrobes with sliding mirrored doors, power & lighting.

En-Suite:
5'10" x 3'9" (1.79m x 1.16m)
UPVC double glazed window, walk in shower with glass sliding screen, W.C., pedestal sink unit, heated towel rail, the shower enclosure features full height tiling with coordinating half- height tiles behind the W.C., extractor fan.

Bedroom Two:
10'11" x 9'8" (3.34m x 2.97m)
UPVC double glazed window, storage cupboard, double panelled radiator, power & lighting.

Bedroom Three:
8'10" x 7'4" (2.70m x 2.26m)
UPVC double glazed window, double panelled radiator, power & lighting.

Bathroom:
6'8" x 5'6" (2.04m x 1.68m)
Fitted with a white suite comprising a panelled bath with shower over & glass shower screen, pedestal wash hand basin, low-level W.C., partly tiled walls, tiled flooring, heated towel rail, inset ceiling spotlights, UPVC double glazed window.

Outside:
Externally, the property enjoys an attractive frontage bordered by established hedging, overlooking a pleasant green space. To the side, a block-paved driveway provides off-road parking for three vehicles & access to the garage.

The enclosed rear garden has been thoughtfully arranged, featuring a lawned area, a gravelled pathway with stepping stones, established planting and a generous raised decked seating area, ideal for outdoor dining, entertaining and relaxation. The garden is enclosed by timber fencing with trellis detailing and benefits from gated access.

Garage:
19'7" x 9'7" (5.98m x 2.93m)
Up & over door, power & lighting.

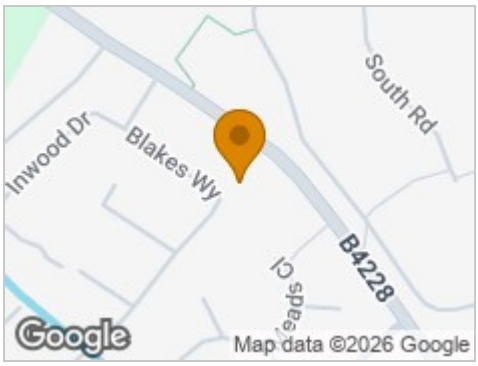
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Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

Road Map



Hybrid Map



Terrain Map



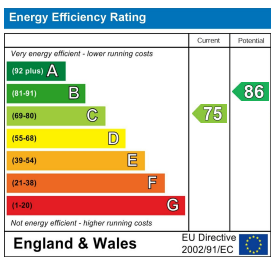
Floor Plan



Viewing

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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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