



Plot 1, Rosecroft Developments, Forest Road  
Milkwall, Coleford, GL16 7LB  
£415,000

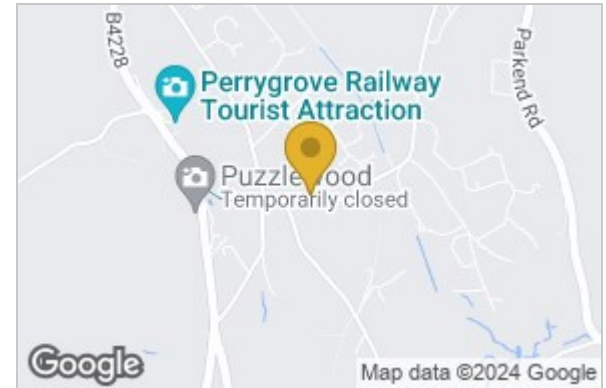




We are delighted to offer for pre-release sale, these 3 x three-bedroom detached bungalows currently in the later stages of completion. Plots 1, 2 & 3 are available for sale with Plot 1 being priced at £415,000, Plot 2 & 3 at £365,000 each.

## Area Map

Located at the head of the development is this three-bedroom new bungalow with the benefit of both parking to the front of the property and a garage to the rear. With a kitchen to the rear and lounge having bi-folding doors onto the rear garden, this property is a premier retirement choice with woodland walking nearby. New properties are very well insulated nowadays and a viewing is essential to appreciate the overall size of this particular plot.



### Approached via UPVC double glazed door into:

#### Entrance Hallway:

A spacious entrance hall including a double panelled radiator, LED spotlights, power.

#### Lounge:

TV points, double panelled radiator, multiple power points, bi-fold doors with double glazing leading onto the rear garden.

#### Kitchen:

A range of base, eye level and drawer units, gas hob, electric oven, one and a half sink with drainer, integrated dishwasher, integrated fridge freezer, space for washing machine. LED spotlights on the ceiling and under upper cabinets.

#### Bedroom One:

Power, double panelled radiator, UPVC double glazed windows, built in wardrobe with a mirror, TV point, door to en-suite, thermostat.

#### En-Suite:

Shower cubicle, hand wash basin with storage, heated towel rail, W.C..

#### Bedroom Two:

Power, double panelled radiator, UPVC double glazed window, TV point, built in mirrored wardrobe.

#### Bedroom Three:

Power, double panelled radiator, built in wardrobe with mirror, TV point, BT point, UPVC double glazed window.

#### Bathroom:

Heated towel rail, hand wash basin with storage unit, W.C., panelled bath with shower over, light up electric mirror, LED spot lights, UPVC double glazed frosted window.

#### Outside:

As you enter the garden from the bi-fold doors in the lounge, you are met with a slated stone patio, perfect for your garden furniture. There are small steps leading down to the path which leads you to the side garage access and the lawn. There is fencing surrounding the garden with a gate leading onto the rear parking space in front of the garage. There is access both sides of the property with additional lawn to the right. To the front of the property, you are met with the same slated stone patio as the rear, which leads you to a tarmacked parking area suitable for 2 vehicles and a front lawn.

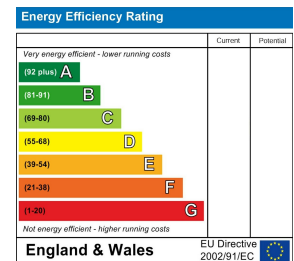
#### Garage:

Up and over door, electric, side access from rear garden.

## Floor Plan



## Energy Efficiency Graph



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