



1 Dukes Close

Five Acres, Coleford, Gloucestershire, GL16 7SB

Offers Over £299,950



VIRTUAL TOUR AVAILABLE Dean Estate Agents are delighted to offer to the market this immaculately presented three bedroom semi detached house with a generous plot, being built by Brideoak Homes in 2018.

The home is situated in the sought after area of Five Acres near Coleford in the Forest of Dean. Nearby are amenities to include two shops, a primary school, a secondary school, a public house and a pharmacy, Coleford is close by with further amenities and transport links further afield.

The property comprises of spacious lounge, modern kitchen/diner and handy downstairs cloakroom. Upstairs there are three bedrooms, master with en-suite, and family bathroom. The property also benefits from off road parking and detached garage. VIEWING HIGHLY RECOMMENDED!



Approached via UPVC double glazed door into:

Entrance Hallway:

Oak engineered flooring, power points, radiator, under stairs storage cupboard. Door into:

Lounge:

16'6" x 10'4" (5.05 x 3.15)

Power points, radiators, TV point, telephone points, oak engineered flooring, storage cupboard, rear aspect upvc double glazed door window, rear aspect double glazed French doors leading out to the garden. Door into:

Kitchen/Diner:

16'4" x 9'6" (4.98 x 2.90)

Range of wall, base and drawer mounted soft closing units, integral fridge freezer, built in dishwasher, built in oven and grill with four ring gas hob and cooker hood above, integral washing machine, partially tiled walls, tiled flooring, space for dining table and chairs, double paneled radiator, power points, TV point, telephone point, front and side aspect UPVC double glazed windows. Door into:

Cloakroom:

W.C, pedestal wash hand basin with tiled splash backs, tiled flooring, double paneled radiator, front aspect UPVC double glazed frosted window.

From the hallway, stairs lead to the first floor:

First Floor Landing:

Power point, double paneled radiator, airing cupboard housing the hot water tank. Door into:

Bedroom One:

13'3" x 9'3" (4.04 x 2.84)

TV point, double paneled radiator, power points, telephone point, rear aspect UPVC double glazed window. Door into:

En-Suite:

Shower cubicle with mains shower attachment, pedestal wash hand basin, W.C, wall mounted heated towel rail, side aspect UPVC double glazed frosted window.

Bedroom Two:

9'10" x 9'4" (3.02 x 2.87)

Double paneled radiator, power points, side aspect UPVC double glazed window.

Bedroom Three:

9'4" x 6'11" (2.87 x 2.11)

Double paneled radiator, power points, rear aspect UPVC double glazed window.

Bathroom:

White suite comprising panelled bath with mains shower attachment, W.C, pedestal wash hand basin, heated towel rail, front aspect UPVC double glazed frosted window.

Outside:

To the front of the property there is off road parking which in turn leads to the garage. There is side access to the fenced and private rear garden. The spacious rear garden is mainly laid to lawn, there is a patio area leading around the side of the property and the rear with space for seating.

Garage:

Electric door.



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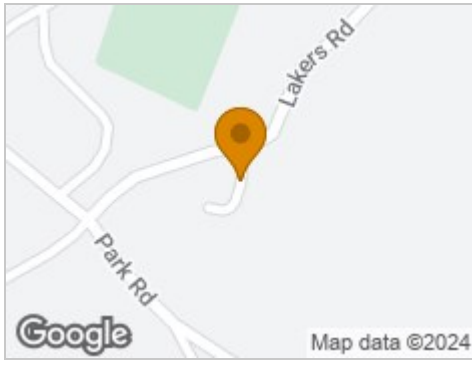
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PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

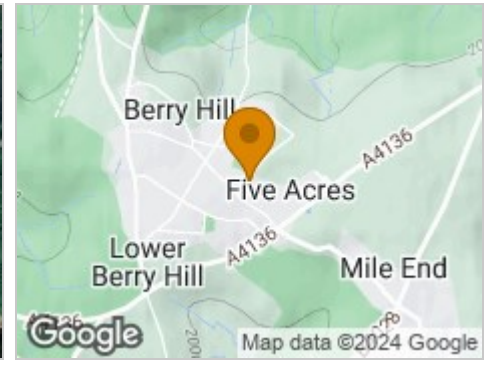
Road Map



Hybrid Map



Terrain Map



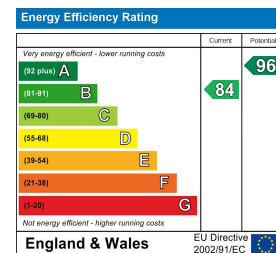
Floor Plan



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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