



Hilltop, Edenwall

Coalway, Coleford, Gloucestershire, GL16 7HP

£425,000



VIRTUAL TOUR AVAILABLE Dean Estate Agents are delighted to offer for sale this most impressive four bedroom detached cottage located close to woodland and having undergone extensive refurbishment blending both contemporary and character notes throughout.

The accommodation comprises of family kitchen/breakfast room/snug hosting a newly fitted kitchen, breakfast bar and Inglenook fireplace, a spacious lounge with another woodburner, a separate dining room which could potentially also be used as a ground floor fifth bedroom, a large cloakroom and entrance lobby. Upstairs there are four bedrooms and a family bathroom. Other benefits include recent UPVC double glazing, large level lawned garden and a side courtyard and off road parking.

A stunning cottage with modern fittings where required yet retaining a traditional cottage atmosphere. Take a look through the Virtual Tour, you'll want to view immediately.



Approached via wooden panelled door into:

Entrance Lobby:

Victorian style tiled floor, radiator, UPVC double glazed window to the side aspect, coved ceiling, recess ceiling light, BT point and door to the kitchen/breakfast room and snug.

Kitchen/Breakfast Room:

The most stunning room with a newly fitted kitchen hosting a blend of both practical, modern fixtures and fittings yet retaining traditional features such as the Inglenook fireplace in the snug area. The kitchen comprises of a breakfast bar with 3 lamp illumination over, stone pillar walling, base units, worktops, sink unit, UPVC double glazed window with gloss metro tile window sill, laminate flooring, space for dishwasher, electric cooker point, extractor fan and light, wall shelving with lighting, smoke alarm, door to hallway.

Snug:

This room adjoins the kitchen and offers it's own character such as the Inglenook fireplace incorporating a woodburner, stone shelf, radiator, UPVC double glazed window and laminate flooring, door to dining room/bedroom five.

Dining Room/Bedroom Five:

UPVC double glazed windows to both the side and front aspect, fireplace with wooden mantle, TV point, large radiator and laminate flooring.

Hallway:

Cupboard housing the Ideal Logic gas combination boiler, another walk in storage cupboard, radiator, laminate flooring, recess ceiling light, door to lounge and cloakroom.

Cloakroom:

W.C., wash hand basin, metro gloss tile walling, radiator, UPVC double glazed window, integrated wall shelving with light, co-ordinated wall light, loo roll holder and towel rail, patterned flooring.

Lounge:

Positioned across the rear of the property with doors to the gardens, views across the lawns, laminate flooring, UPVC double glazed windows, radiators, woodburner with floating oak shelf and stairs to the first floor.

First Floor Landing:

Airing cupboard with radiator, access to the loft space, power point and being L shaped, doors to bedrooms and bathroom.

Bedroom One:

Dual aspect UPVC double glazed windows, radiators, built in floor to ceiling wardrobes and cupboards, ample power points.

Bedroom Two:

Front aspect UPVC double glazed window, BT point, fireplace.

Bedroom Three:

UPVC double glazed window to rear aspect, radiator and cupboard.

Bedroom Four:

Front aspect UPVC double glazed window, radiator, BT point, access into loft space.

Bathroom:

With a white suite comprising of W.C., wash hand basin and bath with mixer tap, shower, glass shower screen, tiled walling, radiator, UPVC double glazed window, wall mirror and shaver point with light, mirrored medicine cabinet.

Outside:

The property is approached via gates to the

off-road parking area, wood store, outside light, gate and wall to courtyard. The side courtyard is an enclosed, private area which in turn leads to the rear gardens.

Courtyard area with brick patio, BBQ area, small trees and shrubs, light, tap and access through to the rear gardens.

The rear gardens are vast and comprise a raised patio area, lawns, shrubs and stone path leading to the lawned area, herbs and fruit bushes, both hedged and fenced boundaries, trees, greenhouse, raised vegetable patches and at the far end of the garden is a vast degree of privacy.



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Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

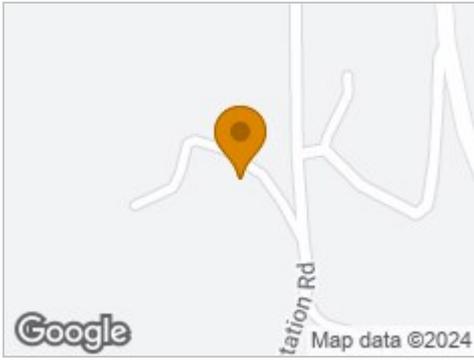
PRC Certificates - Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried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

As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

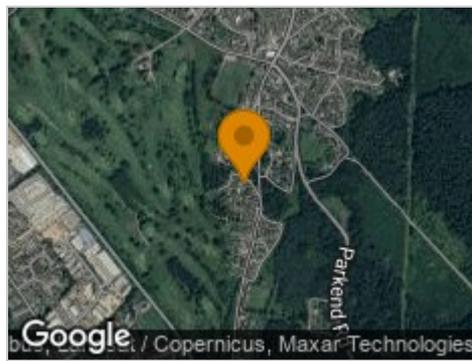
You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form.

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

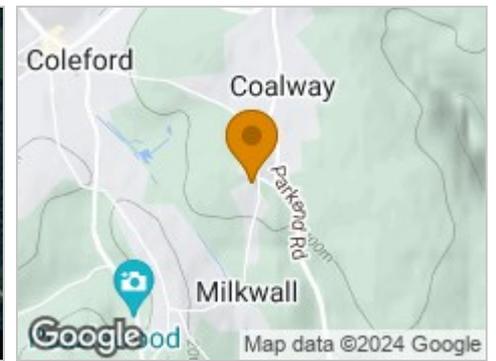
Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

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

