



16 Park Road

Five Acres, Coleford, GL16 7QS

£265,000



VIRTUAL TOUR AVAILABLE Dean Estate Agents are pleased to present this two bedroom detached cottage, situated in the sought after village of Berry Hill. The property has many amenities nearby to include a pharmacy, a takeaway, two convenience stores, a primary and secondary school and a public house. The town of Coleford has further amenities to include supermarkets, cafes, a cinema and doctor surgeries.

This property benefits from an open plan kitchen/diner with breakfast bar, a lounge, two bedrooms and a bathroom upstairs. Further benefits include a double garage with ample off road parking and large garden. There is planning permission for a two bedroom annexe.



Approached via a partly double glazed UPVC door into:

Entrance Hallway:

11'1" x 5'10" (3.38 x 1.80)

Two side aspect and one front UPVC double glazed windows, radiator, power points. Opening into kitchen/dining area:

Lounge:

11'1" x 9'1" (3.38 x 2.77)

Front aspect UPVC double glazed window, feature fireplace including a wood burner, radiator, power points.

Kitchen/Dining Area:

25'7" x 9'3" (7.80 x 2.84)

Kitchen:

A handmade solid wood kitchen comprising of wall, base and drawer mounted units, a Raybrun cooker, Belfast sink unit, built in eye-level Neff grill and cooker, ceiling spotlights, power points, radiator, internet points, dual aspect UPVC double glazed windows, one with front aspect and two at the rear.

Dining Room:

Ceiling spotlights, understairs storage, radiator, power points, dual aspect UPVC double glazed windows, stairs lead to the first floor landing, leading onto:

From the kitchen/dining area stairs lead to the first floor:

First Floor Landing:

Two front aspect UPVC double glazed windows, radiator, Steps up to:

Bedroom One:

11'1" x 10'5" (3.38 x 3.20)

Power points, wardrobe space radiator, front aspect UPVC double glazed window.

Bedroom Two:

12'2" x 9'6" (3.71 x 2.92)

Feature fireplace (not currently in use), radiator, power points, front facing aspect UPVC double glazed window.

Walk in Wardrobe:

Hanging space and shelving, power points, lighting, rear aspect UPVC single glazed window.

Bathroom:

7'4" x 6'7" (2.26 x 2.01)

W.C., corner bath with taps and mains shower over, heated towel rail, vanity unit with built in wash hand basin with taps over, access to loft space, shaver point, rear aspect UPVC double glazed frosted window.

Double Garage:

18'6" x 14'9" (5.64 x 4.51)

Accessed via a manual door, UPVC double glazed windows and frosted door, storage space, loft storage space, boarded, power and lighting.

Outside Utility Room:

6'11" x 11'8" (2.11 x 3.58)

Space for washing machine and tumble dryer, power points, space for fridge freezer, base mounted units, sink with tap over, shelving space, single glazed side aspect window.

Outside W.C.

2'11" x 5'5" (0.89 x 1.66)

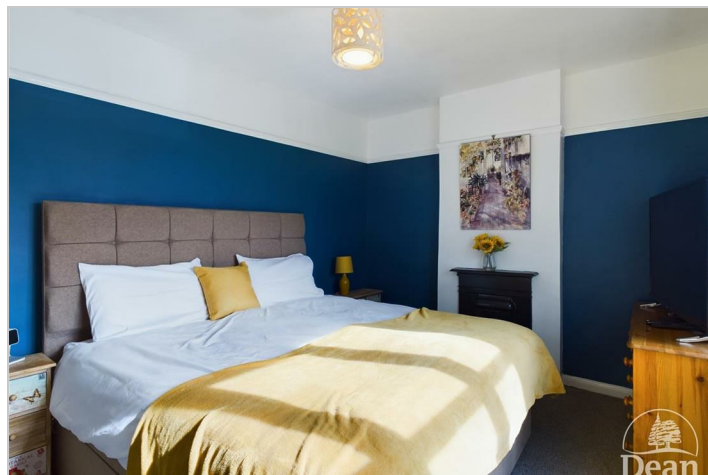
Close coupled W.C, lighting and frosted single glazed wooden window.

Outside:

A long tarmac driveway to the front with most of the rear/side garden a patio/paving slab area with a shed at the rear. To the front of the property you have parking for several cars.

Agent's Note:

There is also a full planning permission for two bedroom detached annex with its own access to the rear. (P1724/21/FUL | Erection of an annexe and associated works to be used ancillary to main dwelling.)



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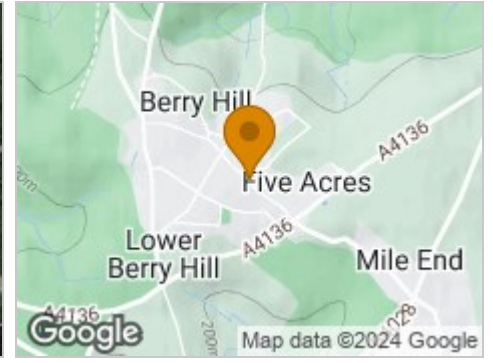
Road Map



Hybrid Map



Terrain Map



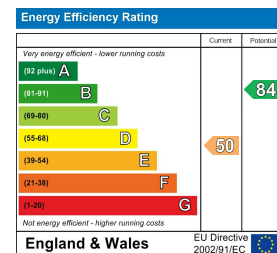
Floor Plan



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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