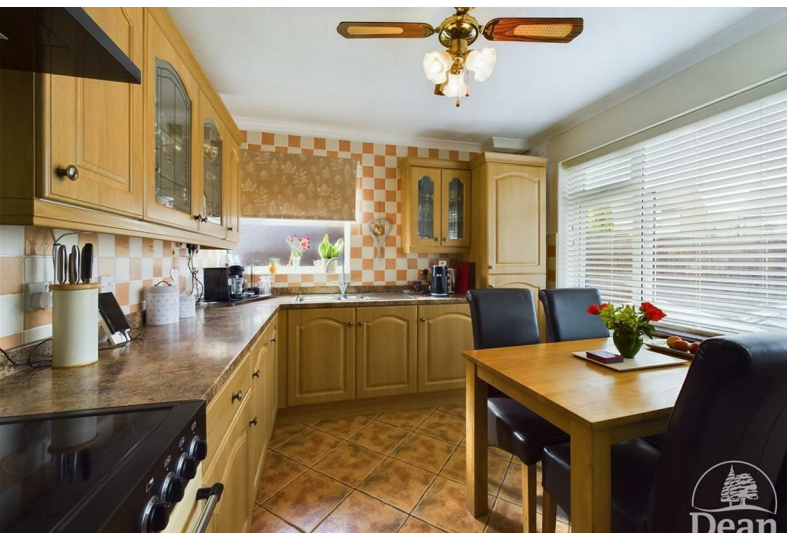




## Brimavale, Marsh Way

Sling, Coleford, Gloucestershire, GL16 8JN

Offers Over £330,000





\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* We are pleased to offer for sale this deceptive, spacious bungalow perfect for multi generational living situated on a quiet residential road on the edge of the sought after Clearwell/Sling area of the Forest of Dean - an 'Area of Outstanding Natural Beauty'.

This property has been extended to provide generous accommodation, all on one floor! The bungalow comprises of a hallway leading to the lounge with feature fireplace, a modern fitted kitchen with space for a breakfast table, separate dining room and a large 19' sitting room to the rear of the house, part of an extension to the original bungalow.

There are three bedrooms with the master bedroom enjoying it's own en-suite bathroom, as well as a further modern family bathroom. Lastly there is a generous size utility room, with built-in storage cupboards and plumbing for both washing machine and tumble dryer.

At the front of the property, the gated block paved driveway provides off road parking multiple cars, caravan etc and at the back of the bungalow you can find a generous enclosed private and level rear garden. This rear garden has been made low maintenance with a garden cabin building and further garden sheds / outbuildings.



Approached via UPVC double glazed door into:

**Entrance Lobby:**

Tiled flooring, double power point and coat hooks.

**T-Shaped Hallway:**

Entering through from the entrance lobby into the entrance hall, with doors to the lounge, kitchen, dining room, bedrooms 1 & 2 and the family bathroom, tiled flooring, two radiators, access to loft via ladder, coved ceiling and dado rail.

**Front Lounge:**

With a double glazed window to the front aspect, feature fireplace with wooden surround, fitted carpets, TV points, radiator, smoke alarm and wall lights. Door to bedroom 3.

**Bedroom Three/Office:**

Third good size bedroom which could be utilised as an office, hobby room and/or bedroom, double glazed window to the front aspect, fitted carpets and radiator.

**Kitchen:**

This modern fitted kitchen has a range of eye and base level cupboards and also space for a dining table, space for range style cooker with extractor hood over, space for fridge / freezer, double glazed window to the front aspect, tiled flooring, smoke alarm, ceiling fan and light, cupboard housing Worcester gas boiler, coved ceiling and mains consumer unit.

**Rear Living Room:**

Overlooking the rear gardens with a double glazed window and doors, laminate wood flooring, TV point and radiator. The Lounge is accessed via the Dining Room.

**Dining Room:**

With doors to the hallway and rear lounge, wood effect vinyl flooring and radiator.

**Master Bedroom:**

Master double bedroom which enjoys it's own ensuite bathroom, fitted carpets, Upvc double glazed window, radiator and coved ceiling.

### En-Suite:

Master en-suite bathroom comprising of walk-in double size shower enclosure, wash hand basin, toilet, tiled flooring and walls, mirrored medicine cabinet, Upvc double glazed window, recess ceiling lights, coved ceiling and hanging/storage space.

### Bedroom Two:

Second bedroom with space for wardrobes, double glazed window to the rear aspect, fitted carpets and radiator.

### Family Bathroom:

Modern family bathroom comprising of bath with tiled splashbacks, mixer tap shower and Rainfall shower wash hand basin, shower screen, toilet, double glazed window to the rear aspect, heated towel rail.

### Utility Room:

Located off the rear lounge, well equipped separate utility

room with built-in storage cupboards, worktop surfaces, radiator, plumbing for both washing machine and tumble dryer, sink unit, window to the rear aspect, tiled flooring.

### Outside:

The front of the property has ample off road parking for several vehicles, enclosed by fencing and gates, enough room for parking cars, caravans etc. From the front aspect one will enjoy a short walk into woodland and there is also a side path to the rear gardens.

The rear gardens are private and host a summerhouse/office workspace (11' 7" x 11' 7" (3.53m x 3.53m) with power & light, outside covered bar area, two greenhouses, large timber workshop/store, wood-burner, further garden shed, artificial grass areas aswell as lawns.



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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.

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



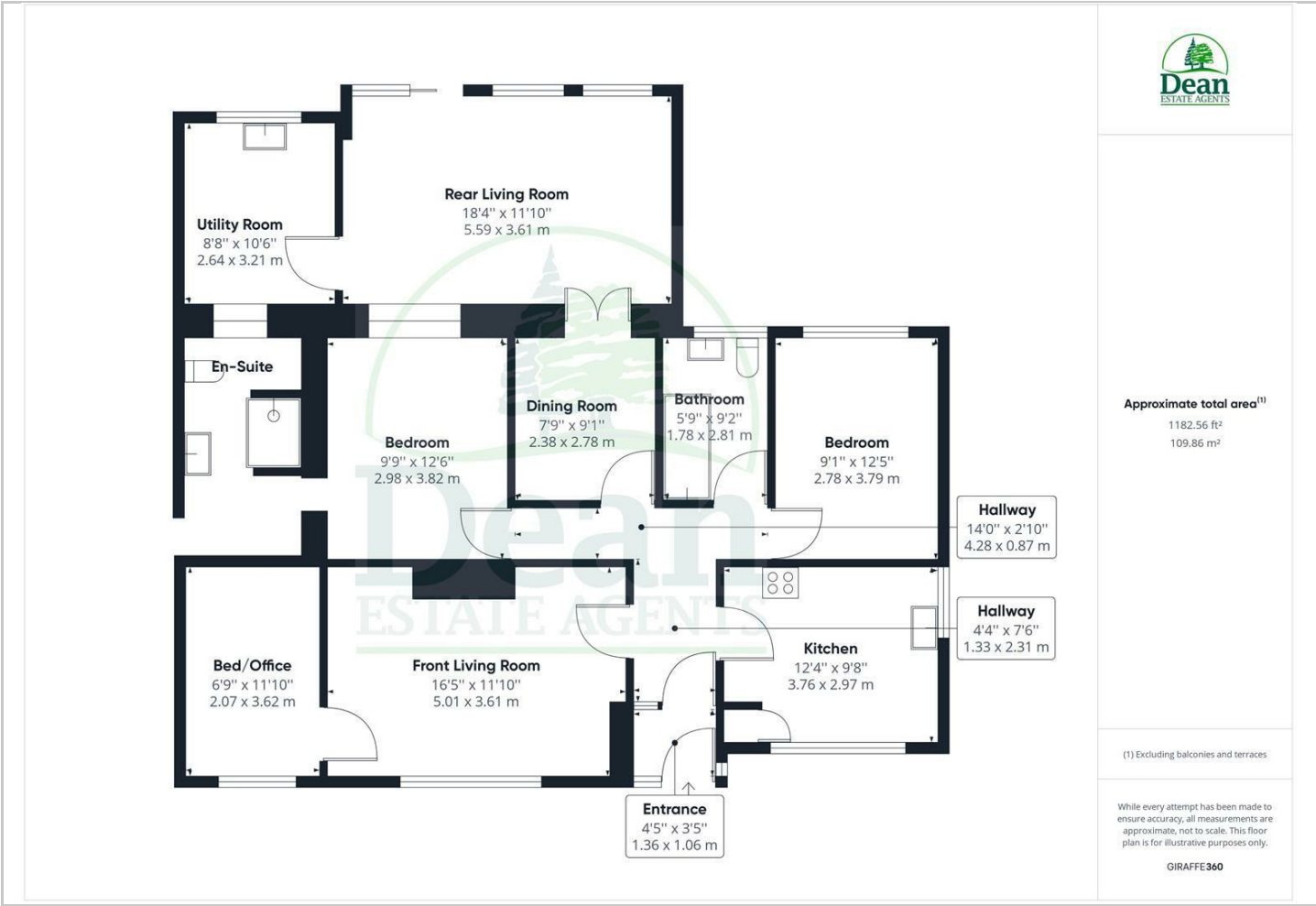
Hybrid Map



Terrain Map



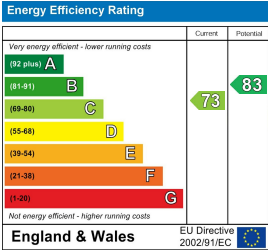
Floor Plan



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



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