



## 2 Cherry Tree Lane

Broadwell, Coleford, Gloucestershire, GL16 7DQ

£370,000





\*\*\*VIRTUAL TOUR AVAILABLE\*\*\*VIEWING HIGHLY RECOMMENDED\*\*\* Dean Estate Agents are delighted to offer to the market this beautifully presented three bedroom attached cottage situated in Broadwell the near the bustling town of Coleford in the Forest of Dean. The property benefits from being very energy efficient and has low running costs with solar panels & an air source heat pump.

The property has a fantastic mix of modern amenities with traditional features and has a warm, homely feel. The home has an open plan family living space with a woodburner in the spacious lounge, a dining room and kitchen plus plenty of room for a children's play space, there is also a shower room downstairs. Upstairs there are three spacious double bedrooms and a family sized bathroom. The property boasts off road parking for multiple vehicles, a detached double garage with electric door and an enclosed private garden with lawn and patio which is accessed through the bi-folding doors from the living space.

The village of Broadwell has a convenience shop and social club, there is a transport link to the main town of Coleford with many more amenities to include supermarkets, schools, independent cafes and shops, a library and a cinema.



Approached via composite double glazed front door into:

#### Entrance Hallway:

Smoke alarm, tiled flooring, under stairs storage, UPVC double glazed window.

#### Lounge:

Woodburner, UPVC double glazed window, power and lighting.

#### Open Plan Kitchen/Dining Room:

A range of base, wall and drawer units, integrated dishwasher, integrated oven, electric hob, extractor hood, sink with drainer unit, space for fridge/ freezer, UPVC double glazed window, velux window, double glazed bi-fold doors, smoke alarm, sliding storage cupboard housing plumbing for washing machine, mains consumer unit, boiler.

#### Shower Room:

W.C., sink unit, tiled walls, tiled flooring, walk in shower, lighting.

#### First Floor Landing:

Loft access, smoke alarm, Heatmiser digital thermostat, double panelled radiator, UPVC double glazed window, power and lighting.

#### Bedroom One:

Double glazed window, fitted wardrobes, double panelled radiator, power and lighting.

#### Bedroom Two:

Double labelled radiator, double glazed velux window, fitted storage cupboard with hanging rail, power and lighting.

#### Bedroom Three:

UPVC double glazed window, double panelled radiator, power and lighting.

#### Bathroom:

Vanity sink unit, P shaped bath with shower over, tiled recesses, W.C., UPVC double glazed window, extractor fan, tiled flooring, heated towel rails.

#### Detached Double Garage:

Electric garage door, fully insulated garage, under floor heating, water supply, power and lighting.

#### Outside:

To the front and the side of the property there is ample off road parking for multiple vehicles leading to the garage and to the front door. The rear garden has a patio area leading from the bi-folding doors, part of the garden is laid to lawn with a raised flower border and a stone wall outlining. There are steps up to another patio area with space for seating.

#### Heating and Solar PV System:

- Daikin Altherma 6kw split Air Source Heat Pump with pressurised DHW cylinder.
- Under Floor Heating throughout the whole of the ground floor and convector radiators providing heating to the bedrooms and landing. Bathroom has 2no. white stylish heated towel rails.
- Heatmiser NEO programmable room thermostats with NEO Home Hub App based heating control to ground and 1st floor.
- The south facing roof of the garage has an integrated 2.65kWp Canadian Solar PV system with an estimated generation of 2385kWh
- Property electricity usage per annum 5900 kWh

**UPVC Windows and Aluminium doors:**

Eurocell casement and Rehau flush sash system 70mm casement windows internally Scotia (Grey) beaded low site line gaskets fully reinforced and welded system which holds BBA approval, ISO9002, LAPFAG approval, BS7413, BS7950 with the added benefits of Pilkington glass or planitherm energy rated glass. All sealed units are fitted from the inside of the building for optimum security.

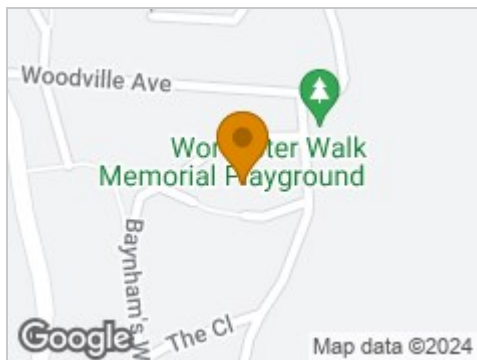
**Aluminium**

Aluk 72BW high window and door aluminium system  
Each opening window is mounted on high security, anti-jemmy, friction-stay hinges, side

hung vents have easy clean friction stays to enable cleaning of the vent from the inside still enabling fire escape. These are operated by push button release and key-lockable handles, which feature a second locking position to allow secure night ventilation, minimum of 8 point Yale 9 point locking system to include shoot bolt, cam locks and sash bolts.  
10 year insurance back guarantee with new windows and bi-fold doors



Road Map



Hybrid Map



Terrain Map



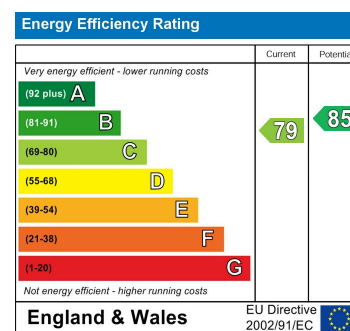
## Floor Plan



## 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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Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.

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.