



## The Squirrels

Christchurch, Coleford, Gloucestershire, GL16 7NS

£570,000





**\*\*\*VIRTUAL TOUR AVAILABLE\*\*\*** Fantastic opportunity to purchase this unique family sized home, the contemporary, modern family house benefits from large kitchen/family area with separate utility room, handy downstairs cloakroom and two reception rooms to include lounge and dining room.

Located in a much sought after area of Christchurch near Coleford this detached house has four bedrooms, two with en-suites and family bathroom. Outside there is ample off road parking for multiple vehicles and a good size rear garden.

Christchurch is only a short drive from the scenic Wye Valley and Symonds Yat. Nearby Berry Hill has many amenities to include two convenience stores, a public house, a pharmacy, a takeaway and schools. There are plenty of woodland walks from your doorstep and gorgeous countryside views.



Approached via a compositor double glazed front door into:

#### Entrance Hallway:

Alarm system, storage cupboard housing vaillant boiler system, mains consumer unit, smoke alarm, doors to cloakroom, dining room and kitchen/family area, stairs to first floor.

#### Kitchen/Family Area:

13'10" x 23'11" (4.24m x 7.31m)

A modern kitchen comprising of a range of base, wall and drawer units, centre island hosting storage cupboards, integrated dishwasher, Rangemaster, Rangemaster extractor hood, spotlights, UPVC double glazed window, UPVC double glazed door to side, fully tiled flooring with underfloor heating, tiled splashbacks, one and a half bowl sink with mixer tap, integrated fridge, integrated freezer, quartz worktop, underfloor heating control panel, pantry cupboard, door to lounge and utility room.

#### Utility Room:

5'9" x 7'4" (1.76m x 2.25m)

A range of base and wall units, sink drainer unit, plumbing for washing machine, space for fridge, Drayton digital thermostat controller, extractor fan, tiled flooring, power and lighting.

#### Lounge:

13'5" x 14'3" (4.11m x 4.35m)

UPVC double glazed patio doors to rear garden, feature gas fire, TV point, UPVC double glazed window, power and lighting, underfloor heating control panel.

#### Dining Room:

10'7" x 11'5" (3.25m x 3.49m)

UPVC double glazed window, wall lighting, lighting, power, TV point, underfloor heating control panel, phone point.

#### Cloakroom:

5'6" x 4'1" (1.68m x 1.25m)

Half tiled, pedestal sink, W.C., UPVC double glazed window, lighting.

#### First Floor Landing:

UPVC double glazed window, double panelled radiator, loft access, smoke alarm, airing cupboard, Drayton thermostat, lighting, doors to bedrooms and bathroom.

#### Bedroom One:

14'2" x 13'0" (4.32m x 3.96m)

UPVC double glazed window, double panelled radiator, TV point, power and lighting, door to en-suite.

#### En-Suite to Bedroom One:

3'11" x 8'3" (1.21m x 2.53m)

Fully tiled en-suite, walk in shower with glass sliding screen, pedestal sink, W.C., double panelled radiator, shavers socket, UPVC double glazed window, heated towel rail, extractor fan.

#### Bedroom Two:

10'8" x 12'7" (3.26m x 3.84m)

UPVC double glazed window, double panelled radiator, power and lighting, door to en-suite, TV point.

#### En-Suite to Bedroom Two:

8'11" x 2'11" (2.72m x 0.89m)

Tiled flooring, W.C., pedestal sink, walk in tiled Mira electric

shower with glass screen, shaver socket, double panelled radiator, extractor fan, lighting, TV point.

**Bedroom Four:**  
10'5" x 9'1" (3.18m x 2.78m)

UPVC double glazed window, double panelled radiator, power and lighting, TV point and phone point.

**Bedroom Three:**  
9'11" x 9'1" (3.03m x 2.79m)

UPVC double glazed window, double panelled radiator, power and lighting, TV point and phone point.

**Bathroom:**  
5'11" x 10'7" (1.81m x 3.24m)

Fully tiled bathroom, pedestal sink, W.C., white panelled bath, walk in shower, shavers socket, UPVC double glazed window, extractor fan, double panelled radiator.

**Garage:**  
19'7" x 9'10" (5.99m x 3.02m)

Up and over door, UPVC double glazed window to rear, UPVC door to rear garden, power and lighting.

**Outside:**  
To the front of the property there is block paved off road parking for multiple vehicles, the low maintenance front garden is stone chippings with a tree in the centre. The rear garden is mainly laid to lawn, there is a patio area with space for seating outside the doors and steps up to the lawn, at the back of the garden there are vegetable beds, a greenhouse and a shed, some decorative borders outline the sides of the garden.



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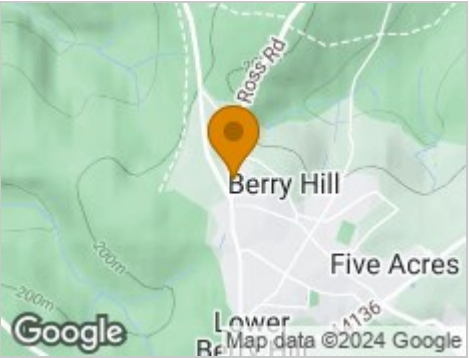
Road Map



Hybrid Map



Terrain Map



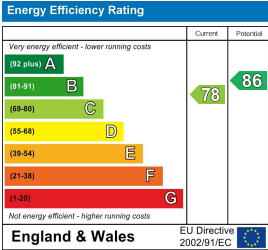
Floor Plan



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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