



## Laurel Cottage, Bakers Hill

Coleford, Gloucestershire, GL16 7QR

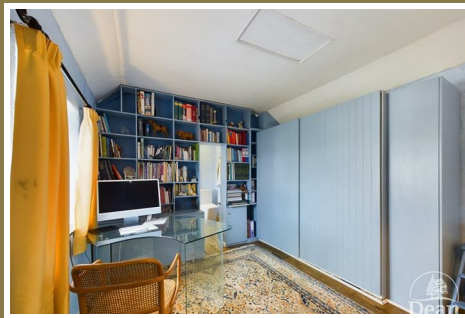
Offers Over £299,950





\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* Dean Estate Agents are delighted to offer to the market this unique and beautifully presented cottage with an open plan style living area. This one of a kind detached home has a spacious entrance hallway which can be used as an additional reception room and opens up into the bright and airy lounge and kitchen area seamlessly. There is a ground floor bedroom with en-suite shower room, a handy utility room with plenty of storage and a galleried attic/craft/hobby area. The upstairs bedroom is sizable with space for a office area as well, this leads to the bathroom with luxurious standing bath. Outside the garden is spaced out over three levels and makes the property feel very private, there is ample off road parking leading to the front garden.

The property is within walking distance of Coleford town centre with amenities to include supermarkets, a cinema, a library, public houses and independent cafes and shops, there are great transport links to the nearby towns and villages as well.



Approached via front door into:

#### Entrance Hallway:

28'4" x 6'0" (8.64m x 1.85m)

Hard wood double glazed windows, flagstone tiled flooring, loft access, wall lighting, power, smoke alarm, underfloor heating, double glazed patio doors leading to the garden, opening into the lounge, doors to bedroom and utility room, stairs to galleried loft/craft/hobby area.

#### Open Plan Kitchen/Lounge:

30'9" x 10'6" (9.39m x 3.21m)

#### Lounge Area:

Feature wood burning stove, flagstone flooring, wall lighting, power, opening into the kitchen, stairs to the first floor, storage cupboard.

#### Kitchen Area:

A range of base units and drawers, Everhot Range cooker, one and a half bowl sink with inset drainer, power, hard wood double glazed window, LED spotlights, flagstone flooring.

#### Bedroom Two:

11'6" x 8'7" (3.53m x 2.63m)

Hard wood double glazed windows, wall lighting, power, flagstone tiled flooring, door to en-suite.

#### En-Suite:

6'11" x 6'7" (2.12m x 2.02m)

Step in shower cubicle with shower and handheld attachment, W.C., vanity unit with inset wash hand basin, shaver point, extractor fan, lighting, partly tiled walls, flagstone tiled flooring.

#### Utility Room:

8'4" x 6'11" (2.55m x 2.13m)

Thermal store, space and plumbing for washing machine, space for tumble dryer, large built in cupboard, consumer unit, sink with mixer tap, shelving, power and lighting.

Steps in the Entrance Hallway leads to:

#### Loft/Craft/Hobby Area:

15'5" x 14'2" (4.71m x 4.34m)

Double panelled radiator, power and lighting.

Stairs in the Lounge leads to:

## Bedroom One:

23'11" x 10'2" (7.29m x 3.10m)

Loft access, built in wardrobe, hard wood double glazed windows, built in shelving, wooden floor throughout, power, opening to bathroom.

## Bathroom:

10'0" x 6'1" (3.07m x 1.86m)

Standing bath with mixer tap, vanity unit with inset sink, W.C., wooden flooring, spotlights, decorative radiator, wall lighting, hard wood double glazed window.

## Outside:

The garden is laid out over three levels, the first area from the patio doors is a flat lawned space with a gate into the driveway, there are plenty of borders with plants and shrubs, the next level is accessed via a few steps with a patio area and a shed, the shed has a porch roof perfect for a seating area, there are various mature shrubs and bushes. The third level is a blank canvas at the moment but would be perfect for an orchard.



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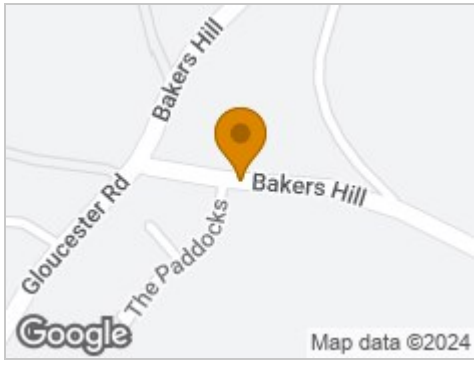
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You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

## Road Map



## Hybrid Map



## Terrain Map



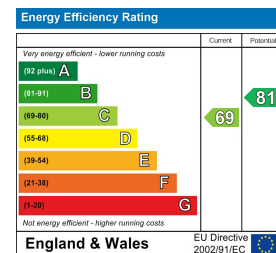
## Floor Plan



## 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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