



## Hillcrest, Palmers Flat

Coalway, Coleford, Gloucestershire, GL16 7HU

Offers Over £360,000



\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* We are delighted to offer for sale this charming family home with plenty of character features including exposed stone walls and wooden beams. Outside there is a detached garage, off road parking and ample enclosed front and rear gardens. The accommodation comprises of three reception rooms including dining room, snug with feature fireplace and cosy lounge with woodburning stove, large fitted farmhouse style kitchen with space for dining table and chairs, modern shower room, separate utility room and four bedrooms upstairs.

The property sits on a quiet, single track road overlooking the woodlands, there are plenty of woodland walks straight from your front door and you may even see a deer or two in the early evening. The area of Coalway in Coleford has many amenities to include a nursery, a primary school, convenience store, public house and general store. The town of Coleford is within walking distance and has further amenities to include supermarkets, a library, a cinema and independent shops and cafes.



Approached via UPVC double glazed door with frosted glass into:

#### Kitchen/Diner:

11'9" x 8'7" (3.59m x 2.62m)

A range of wall mounted and base level cabinets and drawers, one sink with integrated drainer unit, power, LED spotlights, space for dining table and chairs, exposed stone wall, two UPVC double glazed diamond lattice window to front and side aspect, double panelled radiator, electric oven & hob cooker, integrated dishwasher, integrated fridge, wine rack, door to inner hallway and lounge.

#### Inner Hallway:

2'11" x 2'8" (0.90m x 0.83m)

Lighting, door to bathroom, sliding door to utility room.

#### Shower Room:

7'5" x 5'11" (2.28m x 1.81m)

Shower cubicle with electric shower, W.C., double panelled radiator, vanity unit with inset wash hand basin, heated towel rail, double panelled radiator, UPVC double glazed frosted diamond lattice window to front aspect, wall mounted mirrored cabinet.

#### Utility Room:

7'9" x 7'5" (2.37m x 2.28m)

Power & lighting, space & plumbing for washing machine & tumble dryer, built in shelving.

#### Lounge:

18'3" x 11'3" (5.57m x 3.45m)

Woodburner with exposed stone feature wall with inglenook shelving, double panelled radiator, single panelled radiator, stairs to first floor landing, two UPVC double glazed diamond lattice windows to rear aspect, wall lights, smoke alarm, door to snug.

#### Snug:

10'5" x 10'4" (3.19m x 3.17m)

Feature fireplace, single panelled radiator, UPVC double glazed French patio doors to rear garden, wall lights, power.

#### Archway leading into:

#### Dining Room:

13'10" x 9'4" (4.24m x 2.87m)

Wall lights, double panelled radiator, UPVC double glazed diamond lattice window to front aspect, power.

#### First Floor Landing:

Doors to bedrooms, single panelled radiator.

#### Steps into:

#### Bedroom One:

14'0" x 13'1" (4.29m x 4.01m)

Double panelled radiator, power & lighting, built in wardrobe, UPVC double glazed diamond lattice window to front aspect overlooking the woodland, storage into the eaves of the roof.

### Bedroom Two:

10'10" x 10'0" (3.32m x 3.07m)

Double panelled radiator, UPVC double glazed diamond lattice window to rear aspect, power & lighting.

### Bedroom Three:

10'5" x 10'4" (3.19m x 3.15m)

Double panelled radiator, power & lighting, one built in wardrobe and one airing cupboard housing the boiler. UPVC double glazed diamond lattice window to rear aspect.

### Bedroom Four:

7'6" x 5'1" (2.29m x 1.55m)

UPVC double glazed diamond lattice window to rear aspect, power & lighting, frosted window over the stairs.

### Garage:

16'7" x 10'8" (5.08m x 3.26m)

Wooden side door with frosted glass leading into garage, power & lighting, up and over door, wooden frosted window, shelving and boarded ceiling for extra storage.

### Outside:

To the front of the property there is access via two double wooden gates, one leading to the detached garage and wooden shed and one to the off road parking. A pedestrian gate leads to the front garden mainly laid to lawn, there are mature shrubs and bushes, a patio area with space for seating.

There is access on the side of the property for the rear garden. The enclosed rear garden has a patio area with space for seating, it's mainly laid to lawn with some attractive borders around the garden and there is a summer house. There are woodland views surrounding the property and the garden.



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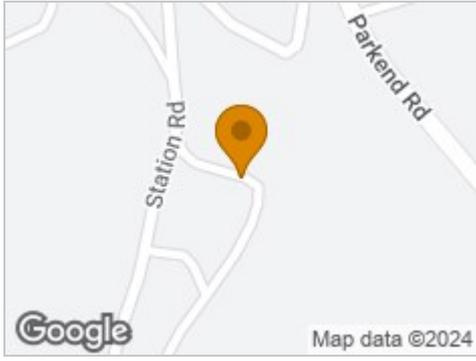
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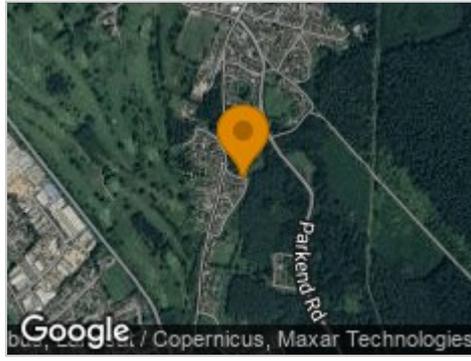
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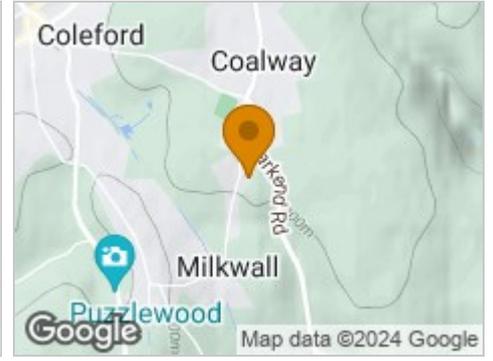
## Road Map



## Hybrid Map



## Terrain Map



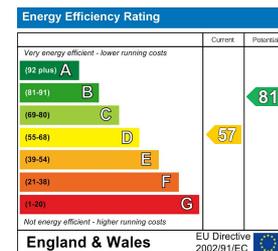
## Floor Plan



## 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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