



14 Copley Drive

Coleford, GL16 8RL

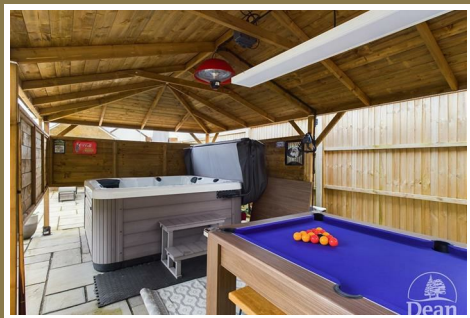
£339,950



VIRTUAL TOUR AVAILABLE Dean Estate Agents are thrilled to offer a spacious, modern four bedroom DETACHED family home. This property benefits from an open plan family area, perfect for entertaining!! There is an extra room downstairs which would be perfect for a fifth bedroom or a study, from this room you will find a utility room. Upstairs there are four great sized bedrooms, and a family bathroom which has been recently renovated to a very high standard.

The property sits in the bustling town of Coleford. The bustling town center of Coleford has something for everyone! There are cafes, boutiques, supermarkets, doctors surgeries, dentists, schools and many more.

BOOK YOUR VIEWING NOW!!



Approached via a composite door into:

Entrance Hallway:

Benefitting from double panelled radiator, UPVC double glazed window, smoke alarm, understairs cupboard, power, stairs to first floor, doors to cloakroom, lounge and kitchen/diner.

Cloakroom:

4'10" x 2'7" (1.49m x 0.81m)

W.C., vanity unit with inset wash hand basin, double panelled radiator, UPVC double glazed frosted window, wall mounted hooks, lighting.

Lounge:

22'11" x 11'3" (7.00m x 3.44m)

Double panelled radiator, wood burner, TV point, patio doors into the garden, power and LED spotlights.

Door to the open plan kitchen/diner/family room:

Dining Area:

Double panelled radiator, UPVC double glazed window to rear aspect, power & LED spotlights.

Kitchen:

A modern, handleless kitchen offering a Neff induction hob, eye level Zanussi grill and oven,

integrated fridge/freezer, integrated Neff dishwasher, there are a range of eye level and base units., one and a half sink with integrated drainer unit, breakfast bar for two stools, UPVC frosted door to side garden, UPVC double glazed window to front aspect.

Fifth Bedroom/Study:

12'1" x 8'3" (3.69m x 2.52m)

UPVC double glazed window to front aspect, electric radiator, power, LED spotlights.

Utility Room:

8'2" x 2'11" (2.50m x 0.90m)

Space & plumbing for washing machine & tumble dryer, power & lighting.

First Floor Landing:

Smoke alarm, loft access, lighting, doors to all bedrooms and bathroom.

Bedroom One:

14'0" x 8'9" (4.29m x 2.68m)

UPVC double glazed window to front aspect, single panelled radiator , power and lighting.

Bedroom Two:

12'1" x 8'3" (3.69m x 2.53m)

Single panelled radiator, UPVC double glazed window to rear aspect, power and lighting.

Bedroom Three:

11'0" x 8'3" (3.37m x 2.52m)

Built in wardrobe, single panelled radiator, UPVC double glazed window to front aspect, power and lighting.

Bedroom Four:

10'10" x 6'9" (3.31m x 2.07m)

Single panelled radiator, UPVC double glazed window to rear aspect, power and lighting.

Bathroom:

7'11" x 6'11" (2.43m x 2.13m)

A new, modern four piece suite comprising of a walk in shower cubicle, a free standing bath, W.C., vanity unit with wash hand basin, a wall mounted heated mirror with LED lighting, UPVC double glazed frosted window, heated towel rail, tiled walls.

Outside:

The front of the property has off road block paved parking for 3/4 cars and side access into rear garden. Opposite the property you will find an open field with countryside views.

As you enter the garden via doors you are met with a slated patio running all the way to the side of the garden. In the far right corner of the patio you will find a space perfect for a large seating area, this leads on to a wooden gazebo with electric which is perfect for a hot tub due to how much privacy the gazebo offers. The rest of the garden is lawned with a tree in the middle. Surrounding the garden there are mature shrubs, with a shed in the corner.



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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.

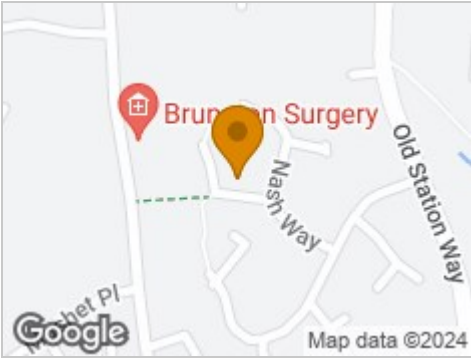
PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried 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.

www.deanestateagents.co.uk

Road Map



Hybrid Map



Terrain Map



Floor Plan

Floor 0

Floor 1

Approximate total area⁽¹⁾

1076.09 ft²
99.97 m²

(1) Excluding balconies and terraces

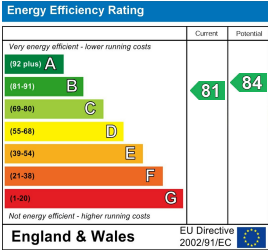
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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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