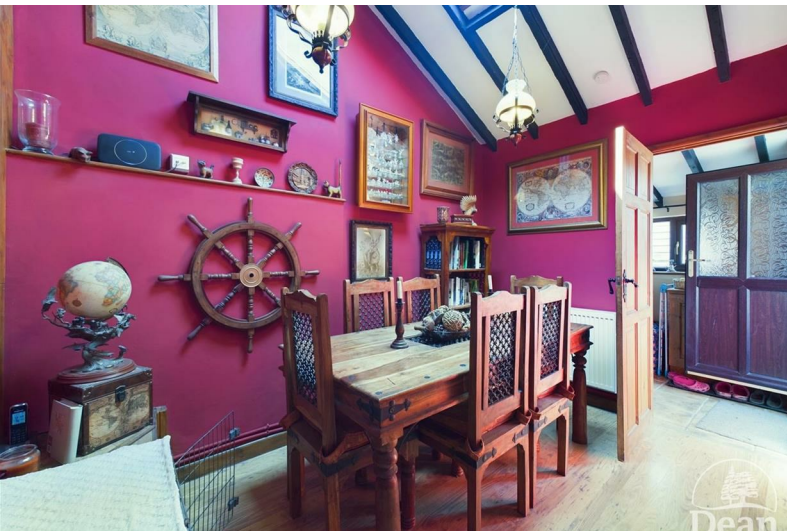




1, The Close

Broadwell, Coleford, GL16 7DJ

£399,950



VIRTUAL TOUR AVAILABLEVIEWING HIGHLY RECOMMENDED*** Fantastic opportunity to purchase this unique family home located in the sought after area of Broadwell. The characterful accommodation comprises of three reception rooms to include spacious lounge boasting beams throughout and traditional wood burning stove with stone built fireplace and wooden mantle, large dining room and bright and airy conservatory. The kitchen includes a breakfast bar and there is a separate utility room. The downstairs bathroom includes a corner bath and shower cubicle. Upstairs there are three bedrooms, en-suite to the master bedroom and an interesting attic space which could be used as a study or for storage. Outside the property benefits from off road parking for multiple vehicles, garage and a front & rear garden.



Approached via a pedestrian gate onto a pathway leading to a UPVC double glazed door into:

Entrance Porch:

7'6" x 4'5" (2.31m x 1.37m)

UPVC double glazed windows, UPVC double glazed front door, tiled flooring, lighting, shelving for footwear. Door to lounge.

Lounge:

21'10" x 10'3" (6.65m x 3.12m)

Woodburner with stone surround, double panelled radiator, UPVC double glazed windows, security alarm panel, power and lighting, smoke alarm, stairs to first floor.

Kitchen:

10'7" x 9'8" (3.24m x 2.95m)

A range of base, wall and drawer units, BUSH oven, extractor hood, single panelled radiator, breakfast bar, UPVC double glazed window, composite sink drained unit, space for undercounter fridge, Worcester boiler.

Dining Room:

11'7" x 7'6" (3.54m x 2.29m)

Double panelled radiator, double glazed velux window, power and lighting, smoke alarm, BT point.

Utility Room:

6'5" x 5'10" (1.97m x 1.79m)

Plumbing for washing machine, a range of units, space for tumble dryer, smoke alarm, space for freezer, UPVC double glazed window, UPVC double glazed door to rear, double panelled radiator.

Conservatory:

10'4" x 9'7" (3.15m x 2.93m)

Hard wood double glazed windows and doors, power and lighting.

Bathroom:

10'7" x 5'2" (3.25m x 1.58m)

Corner bath, pedestal wash hand basin, W.C., UPVC double glazed windows, shower cubicle with mixer shower, single panelled radiator, tiled flooring, extractor fan, wall cupboard.

First Floor Landing:

Single panelled radiator, smoke alarm, doors to all bedrooms and storage room.

Bedroom One:

14'9" x 14'9" (4.52m x 4.51m)

Loft access, double panelled radiator, UPVC double glazed windows, two storage cupboard with hanging rails, smoke alarm, power and lighting. Door to en-suite:

En-Suite:

7'8" x 3'4" (2.35m x 1.03m)

WC, UPVC double glazed window, walk in shower with glass sliding door, sink unit, tiled splashback, heated towel rail, extractor fan.

Bedroom Two:

11'7" x 7'0" (3.55m x 2.15m)

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

Bedroom Three:

9'10" x 7'2" (3.01m x 2.20m)

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

Attic Room:

17'7" x 7'8" (5.36m x 2.36m)

Double glazed velux window, power and lighting.

Garage:

18'3" x 15'1" (5.57m x 4.60m)

Up & over door, power, lighting and water.

Outside:

To the front of the property the garden is enclosed by tall bushes surrounding the plot for privacy, its mainly laid to lawn with wooden bench and a decorative raised bed with room for potted plants. There is a gravelled driveway with ample parking leading the garage and a stone wall on the boundary. The front door is approached via a pedestrian gate leading up a short pathway. To the rear of the property there is a pathway leading around the house and a raised area with space for seating. Following the path to the main garden you will find gravelled areas with further space for seating to enjoy

the sun at different times of the day, the rest of the garden is mainly laid to lawn, enclosed by a fence all around and potted plants. There are multiple storage sheds, one is a workshop with power, one is a metal shed with power and water, there is another garden shed and a block of three averies. There is a wild area of the garden with a wildlife pond as well.



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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



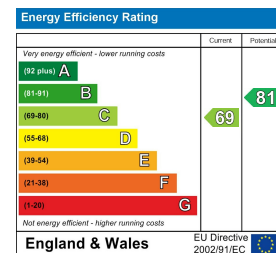
Floor Plan



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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