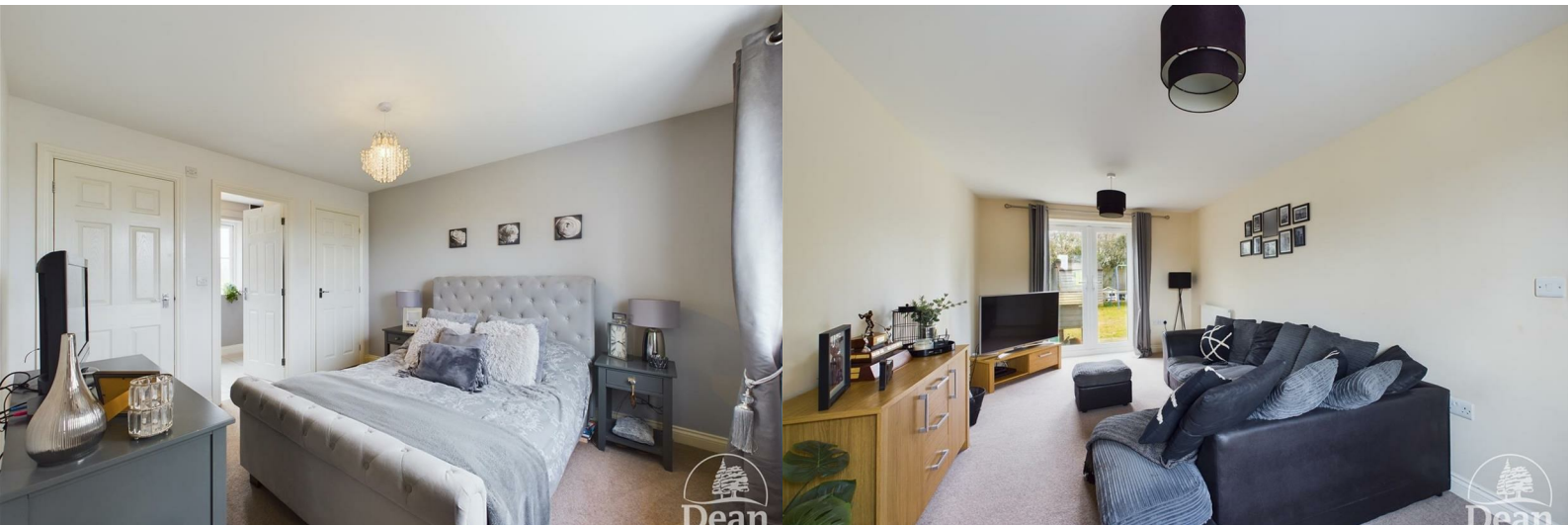




## 30 Poppy Field, Holcot Close

Broadwell, Coleford, Gloucestershire, GL16 7FF

£247,999



\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* We are excited to offer to the market this double fronted property is beautifully presented throughout, offering a warm and welcoming atmosphere for its new owners.

As you step inside, you are greeted by a spacious entrance hallway leading to the lounge perfect for entertaining guests or relaxing with your family. The heart of this home is the modern kitchen/diner, ideal for preparing delicious meals and hosting dinner parties. Upstairs offers three inviting bedrooms, providing ample space for a growing family or guests. One of the highlights of this lovely home is the master bedroom with its own en-suite bathroom, offering a touch of privacy. The property also features a family bathroom and handy downstairs cloakroom, ensuring convenience for all residents and visitors.

The rear garden which is mainly laid to lawn backs on to fields, the patio area is perfect for enjoying a morning coffee or alfresco dining during the warmer months. With parking available for two vehicles, you'll never have to worry about finding a spot after a long day.



Approached via UPVC double glazed front door into:

#### Entrance Hallway:

Double panelled radiator, mains consumer unit, Horstmann digital thermostat, lighting, understairs storage cupboard, doors to lounge, cloakroom & kitchen/diner, stairs to first floor.

#### Lounge:

UPVC double glazed patio doors to rear garden, double panelled radiator, UPVC double glazed window, TV point, lighting.

#### Kitchen/Diner:

A range of base units, wall units and drawers, space and plumbing for washing machine, integrated oven, stainless steel one and a half bowl sink with drainer unit, 4 ring gas hob, extractor hood, TV point, power points, tiled flooring, integrated fridge/freezer, integrated dishwasher, UPVC double glazed window to front aspect, UPVC double glazed patio doors to rear garden.

#### Cloakroom:

W.C., wash hand basin, double panelled radiator, UPVC double glazed frosted window, extractor fan, tiled splashbacks.

#### First Floor Landing:

UPVC double glazed window to rear aspect, loft access, airing cupboard housing Worcester boiler, doors to all bedrooms and bathroom.

#### Bedroom One:

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

#### En-Suite:

Pedestal sink, W.C., walk in shower with glass sliding door, tiled flooring, heated towel rail, shavers socket, UPVC double glazed frosted window, extractor fan, lighting.

#### Bedroom Two:

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

### Bedroom Three:

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

### Bathroom:

White panelled bath, W.C., pedestal wash hand basin, heated towel rail, UPVC double glazed frosted window, shavers socket, lighting, extractor hood.

### Outside:

The property benefits from off road parking for two vehicles. The good size rear garden is mainly laid to lawn with a patio area with space for seating. The property is overlooking a field so benefits from some stunning views.



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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.

## Road Map



## Hybrid Map



## Terrain Map



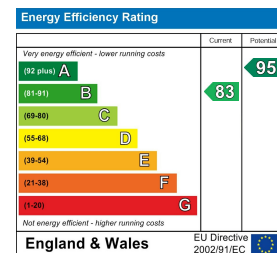
## Floor Plan



## 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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