



**Coleford Road, Bream, Lydney GL15 6EU | £425,000**

**Three Double Bedroom Detached House**



**Features:**

- No Onward Chain
- Master Bedroom with Ensuite
- Master Bedroom with Balcony
- Utility Room
- Beautiful Landscape Garden
- Countryside Views

**ENTRANCE HALL** A welcoming hallway having quality oak flooring, under-stairs cupboard, doors to lounge, WC and kitchen/dining room, stairs to first floor.

**LOUNGE** 20' 10" x 9' 11" (6.35m x 3.02m) This is such a lovely room having a log burning stove, oak flooring, window to side aspect, French doors leading out to the very attractive landscaped private garden.

**KITCHEN/DINING ROOM** 20' 7" x 9' 7" (6.27m x 2.92m) The kitchen has been very tastefully designed and is very well equipped with integrated fridge, freezer and dishwasher. There is a range of matching wall, base and drawer units, built-in electric eye-level oven, built-in eye-level microwave oven, induction electric hob with extractor hood over, one and half bowl sink with drainer, window to side aspect, oak flooring, recessed ceiling spot lights, brushed metal power points and light switches are throughout the property, also tv points in all rooms.

**Dining Area** also has oak flooring, window to front aspect, breakfast bar, radiator, recessed ceiling spot lights, French doors leading out to the patio and garden.

**UTILITY ROOM** 9' 7" x 5' 0" (2.92m x 1.52m) Having oak flooring, matching base and tall storage unit, single bowl stainless steel sink and drainer, extractor fan, space and plumbing for an automatic washing machine and tumble dryer, recessed ceiling spot lights, power points, door leading to outside.

**WC** 8' 1" x 3' 0" (2.46m x 0.91m) Obscure glazed window to rear aspect, chrome ladder radiator, wall mounted wash basin, WC, oak flooring, ceiling light.





**LANDING** The stairs and landing has fitted carpet, there is a storage cupboard having double oak doors, window to front aspect, ceiling light, radiator, power points, loft access.

**MASTER BEDROOM** 16' 5" x 9' 6" (5m x 2.9m) This is a delightful room having French doors leading out onto the balcony having views of the neighbouring field and surrounding countryside. This room has fitted carpet, double wardrobe with oak doors, window to rear aspect, power points, ceiling light, radiator, door through to ensuite shower room.

**ENSUITE** 9' 6" x 4' 0" (2.9m x 1.22m) Double shower enclosure with tiled splash-backs, vanity wash basin with storage drawers under, WC, obscure glazed windows to front and side aspect, extractor fan, ceiling lighting, chrome ladder radiator.

**BEDROOM TWO** 10' 2" x 9' 9" (3.1m x 2.97m) A good size double room having windows to rear and side aspect, fitted carpet, ceiling light, power points, radiator, large built-in double wardrobe with oak doors.

**BEDROOM THREE** 9' 10" x 9' 1" (3m x 2.77m) Another good size double bedroom (currently being used as the owners art room), window to rear aspect, radiator, power points, ceiling light.

**BATHROOM** 6' 10" x 6' 1" (2.08m x 1.85m) Bath with electric shower over, glazed shower screen, vanity wash basin with storage under, WC, obscure glazed window to front aspect, ceiling lighting, extractor fan, radiator.

**OUTSIDE** The property is accessed via a driveway to the front which provides parking for two vehicles, the garden is accessed via a wooden gate. The landscaped garden has been very sympathetically designed having a lovely sweeping path meandering up to the front door. There are a variety of many species of shrubs and flowers, gravelled areas, and various places to sit and enjoy all aspects of this beautiful garden.

**EPC:** TBC

**Council Tax Band:** D

**Tenure:** Freehold



### Ground and 1st Floor



For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor plans made using RoomSketcher.

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