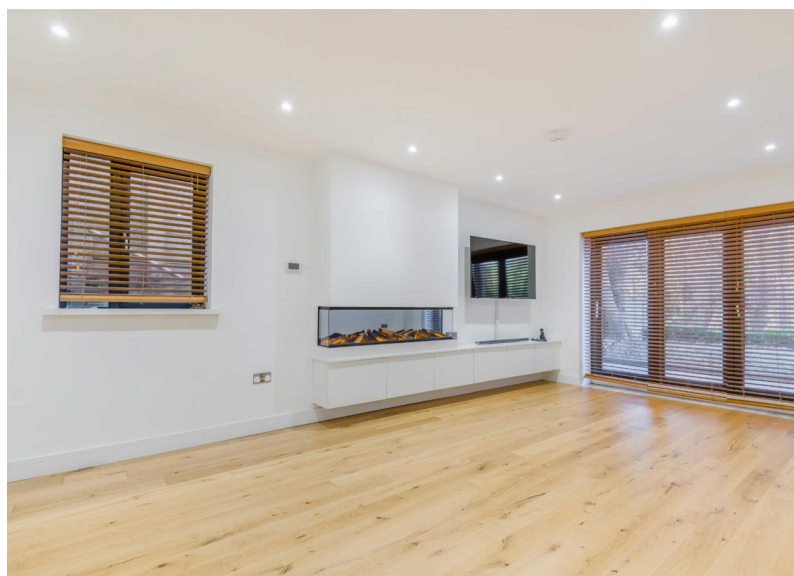




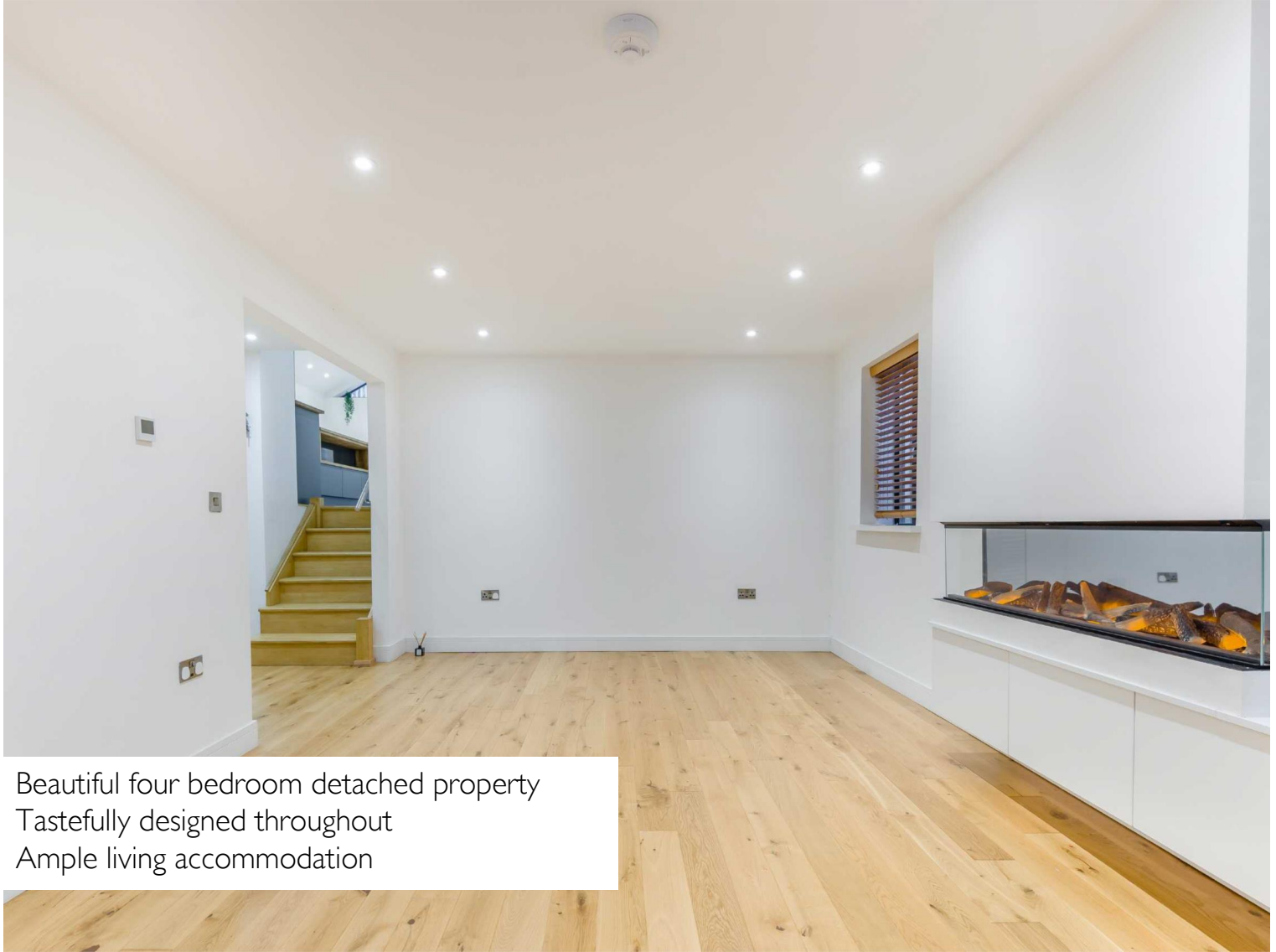
COLEFORD

Guide price **£450,000**



57A NEWLAND STREET

Coleford, Gloucestershire GL16 8NA



Beautiful four bedroom detached property
Tastefully designed throughout
Ample living accommodation

This four-bedroom property is located in the market town of Coleford that offers essential amenities, with supermarkets, a cinema, pubs, restaurants, medical facilities and a secondary school. Surrounded by miles of lovely woodland walks and Forest bike trails, this area is a haven for cyclists and outdoor enthusiasts and a host of nearby tourism attractions includes magical Puzzlewood, a popular film location.

Towns and cities, including Gloucester and Monmouth are easily accessible, with the nearby A4136, the main road through the Forest of Dean, connecting to major routes.

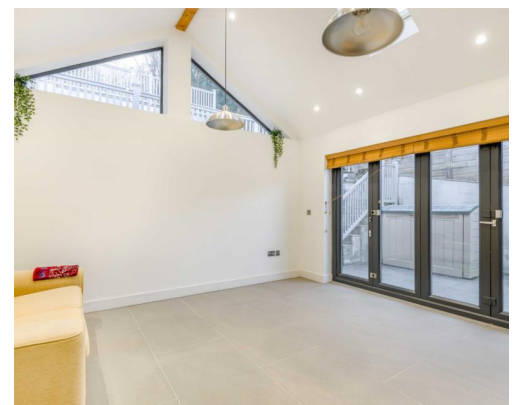


Guide price
£450,000



KEY FEATURES

- Four-bedroom new build property
- Open plan kitchen diner
- Close to local amenities
- Bi-fold doors to the front and rear
- Tiered rear garden
- Off-road parking



STEP INSIDE



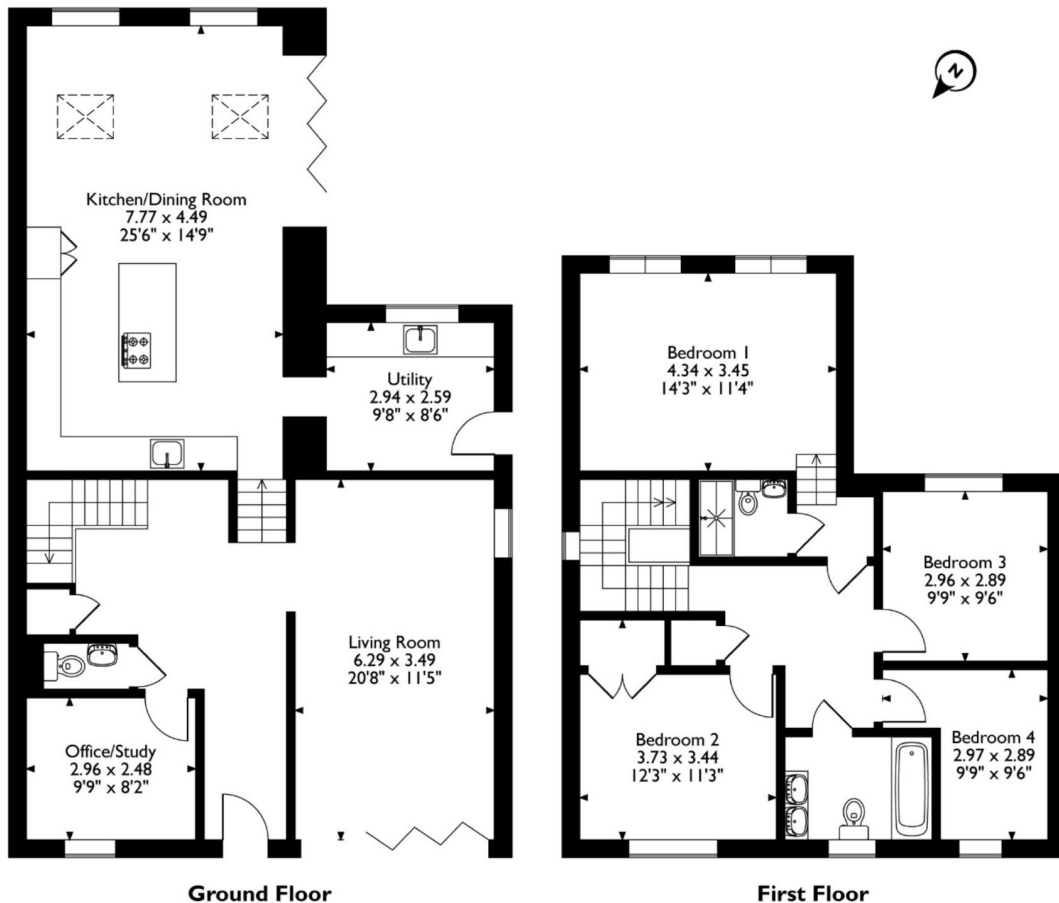
This immaculate stone fronted four-bedroom family home is just four years old, built by the current owners. As you enter the property, you are greeted by a spacious entrance hallway with oak flooring, giving access to all accommodation.

From the hallway is a generously sized living room with a stunning feature electric fire and bi-fold doors opening to the front patio area. Also accessed from the hallway is a good-sized office/study, perfect for those working from home. A WC and storage cupboard can also be found on this floor.

Steps lead up to the beautiful kitchen/dining room located to the rear of the property. The kitchen/dining room is a real feature of this stunning home with stylish matte grey wall and base units, solid oak countertops, integrated fridge freezer, dishwasher and double oven.

The kitchen island is a particular benefit to the kitchen with ample cupboards below, induction hob and remote-controlled extractor hood over. This room is the perfect space for entertaining with family and friends with a large space for a dining table and chairs, velux windows and bi-fold doors opening out to the rear garden, allowing abundant natural light to flood the space.

Approximate Gross Internal Area 164 Sq M/1765 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Finally, on the ground floor, is a useful utility room with side access to the garden.

To the first floor, the bright and airy landing leads to four bedrooms.

The principal bedroom has an ensuite shower room and steps leading up to the bedroom area with two windows to the rear aspect.

The second bedroom is located to the front of the property and has the benefit of a fitted wardrobe and a window to the front aspect.

There are two further bedrooms and a family bathroom on this floor.

The family bathroom is tastefully decorated and has a double sink with oak tops and storage.

STEP OUTSIDE



To the front of the property, there is a driveway with parking for two vehicles and a patio area leading from the bi-fold doors.

To the rear of the property, there is another patio area, perfect for entertaining with family and friends. Further from the patio are steps leading to the first tier with raised beds and lawned area.

There is a further tier that leads to an area with mature shrubs with much scope for landscaping.

INFORMATION

Postcode: GL16 8NA

Tenure: Freehold

Tax Band: C

Heating: Gas

Drainage: Mains

EPC: B





DIRECTIONS

From our Monmouth office on your right hand side to the traffic lights, carry on to Dixon Road. At Dixon roundabout, take the third exit onto the A449. At the traffic lights turn left onto the Wye Bridge. Proceed over the two roundabouts up to Staunton Road. After 4 miles, turn right onto Staunton Road, continue to follow the B4228, turn right onto Market Place, at the roundabout, take the second exit onto Newland Street and the property is located down the hill on your left hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			104
(92 plus)	A		
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.