



COLEFORD

Guide price **£425,000**



12 ORCHARD ROAD

Coleford, Gloucestershire GL16 8AU



Detached three-bedroom property
Unique and versatile living
Beautifully landscaped and generous gardens

Introducing a unique and versatile 3-bedroom detached property. This home offers a unique three-floor layout, comprising versatile living spaces and modern comforts.

A generous and beautifully landscaped garden offer the perfect space for entertaining.

Nestled within the Forest of Dean, Coleford's bustling town center, offering a diverse range of amenities. From independent shops and cafes to essential facilities such as a library and cinema, there's something for everyone. Families benefit from the presence of both primary and secondary schools, while convenient bus connections ensure easy access to neighbouring villages and towns.



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KEY FEATURES

- Detached three-bedroom home
- versatile living accommodation over three floors
- Immaculately presented throughout
- Open plan living space with balcony & views
- Beautifully landscaped & generous gardens
- Sought after location



STEP INSIDE

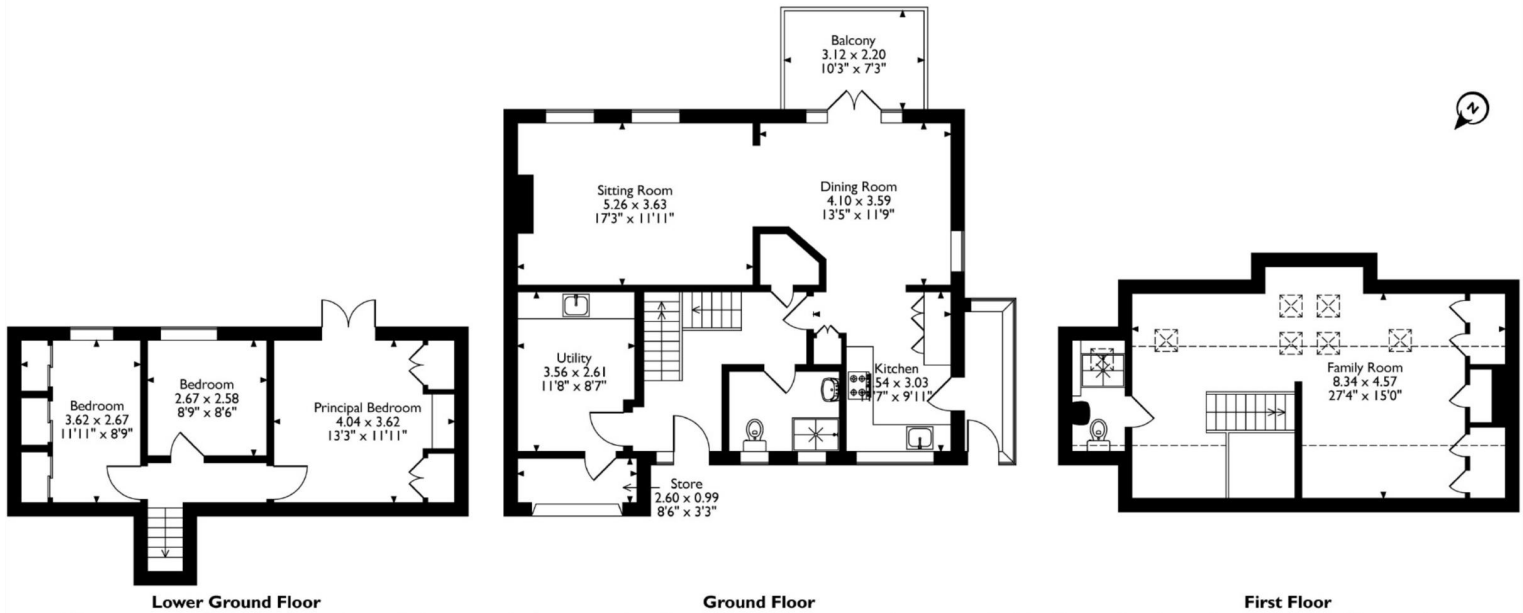


Stepping into the property, you're welcomed onto the middle floor, where you will find the main living accommodation.

A spacious hallway leads you towards the open-plan kitchen, dining, and living area.

The kitchen boasts contemporary appliances, while the dining space seamlessly opens out to a charming balcony with views over the Forest of Dean. Additionally, the middle floor hosts a generously sized utility room and a sleek modern shower room.

Approximate Gross Internal Area 138 Sq M/1486 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.

Ascending to the top floor, you will find a spacious room, flooded with natural light through Velux windows, this airy space offers endless possibilities to tailor to your lifestyle.

Completing this level is a convenient shower room, adding to the versatility of this floor.

Descending to the lower floor, you'll discover three well-proportioned bedrooms, each offering comfortable accommodation.

The main bedroom features double doors that open out onto the meticulously landscaped garden, blurring the lines between indoor and outdoor living.

STEP OUTSIDE



The garden has been beautifully landscaped, boasting a variety of seating areas and lush lawns, providing the perfect backdrop for outdoor entertaining.

To the front of the property, off-road parking for two cars ensures convenience, while gated access to the rear garden offers security and privacy.

INFORMATION

Postcode: GL16 8AU

Tenure: Freehold

Tax Band: D

Heating: Gas

Drainage: Mains

EPC: TBC





DIRECTIONS

From the Clocktower in Coleford town centre head down St John Street and then turn left to Staunton Road. Take the first right onto Sparrow Hill and follow the road keeping right onto Orchard Road where you will find the property on your right hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	B		
(81-91)	C		
(69-80)	D	63	76
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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