



BERRY HILL

Guide price **£400,000**



CALON LAN

1a Kells Road, Coleford, Gloucestershire GL16 7AB



Modern, link-detached, three-bedroom home
Open plan kitchen/dining room with large utility
Beautifully landscaped and generous gardens

Welcome to this charming three-bedroom link-detached property situated on Kells Road in the Berry Hill area of Coleford. Nestled within the Forest of Dean, Coleford's bustling town centre, 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

- Modern, link-detached, three-bedroom home
- Open plan kitchen/ dining room with large utility
- Immaculately presented throughout
- Driveway with off road parking and garage
- Beautifully landscaped and generous gardens
- Sought after location



STEP INSIDE



The ground floor of this inviting home welcomes you into the hallway which takes you through to the spacious lounge, which overlooks the front of the property.

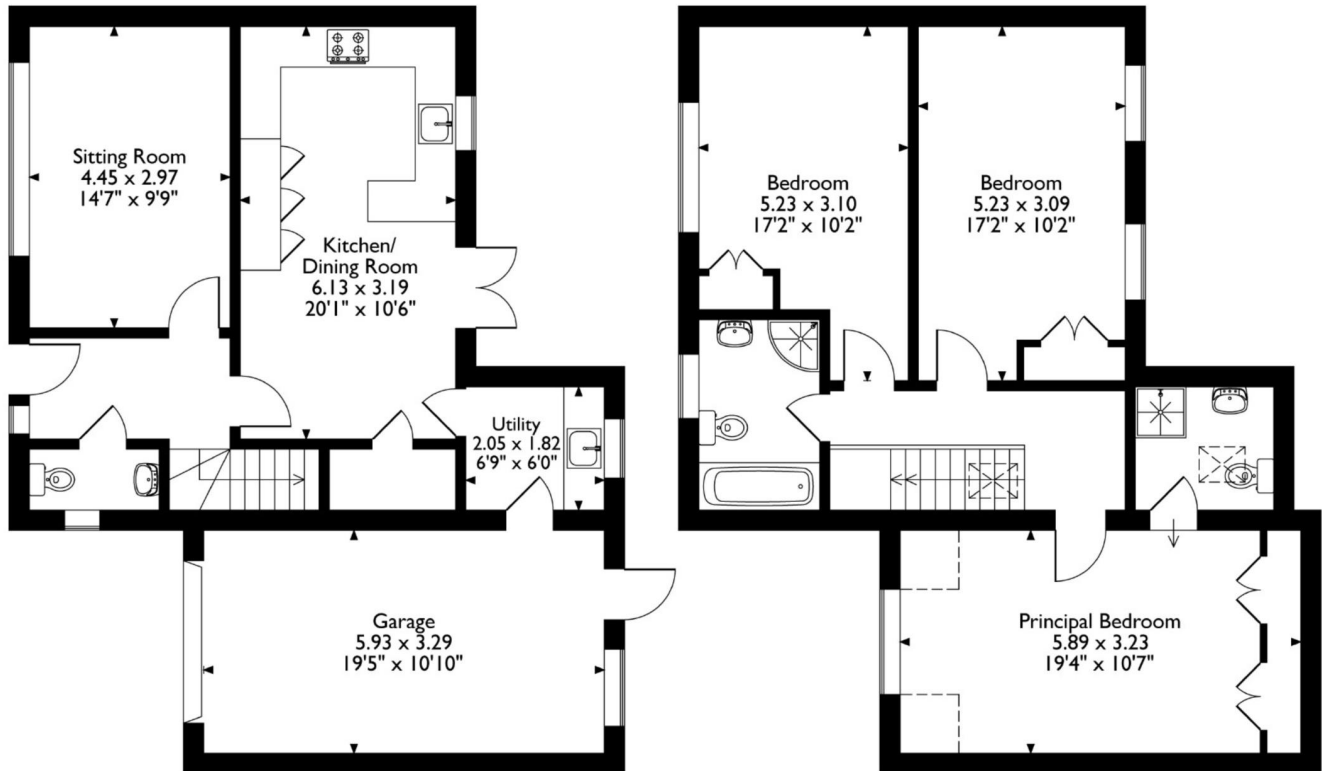
The modern kitchen/dining room, equipped with sleek fitted appliances and ample storage space has been well designed and a breakfast bar completes this welcoming space.

French doors open out onto the patio, perfect for entertaining with family and friends. Adding to the practicality of this floor plan, a convenient downstairs WC is readily accessible.

The kitchen also provides access to the spacious utility room, which in turn leads into the garage.

Ascending to the first floor, you'll be greeted by the bright and airy landing space benefitting from having a Velux window bringing in floods of natural light to this floor.

Approximate Gross Internal Area 132 Sq M/1420 Sq Ft



Ground Floor

First Floor

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.

Three generously proportioned double bedrooms, each benefitting from fitted wardrobes, providing ample storage space.

The principal bedroom has the added luxury of an ensuite shower room, with a three-piece modern suite with walk in shower.

Completing the first floor is the family bathroom, boasting a four-piece suite that includes a walk-in shower and an oversized bath, inviting you to unwind.

STEP OUTSIDE



Outside, the property offers a driveway with off-road parking for two cars, ensuring convenience.

A gate from the side of the property leads to the generous garden, which wraps around the home.

This beautiful garden features a combination of lawned and patio areas, complemented by flower beds, creating an inviting space for outdoor entertaining and alfresco dining.

INFORMATION

Postcode: GL16 7AB

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 second right onto The Gorse and follow the road to the end where you will then turn right onto the A4136 then immediately left onto Grove Road. Take the first right onto Coverham Road then at the cross road take the left into Kells Road where you will find the property on your left hand side.



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