



MILKWALL

Offers over **£475,000**



38 EDENWALL ROAD

Milkwall, Coleford, Gloucestershire GL16 7LA



Immaculate four-bedroom, detached family home
Extensive living accommodation throughout
Sought after location, easy access to local amenities

This beautiful family home is located in Milkwall situated in the picturesque Forest of Dean, near the town of Coleford. The area is perfect for outdoor enthusiasts, with numerous walking and cycling trails, many of which can be accessed straight from the home, it is also close to the popular Forest of Dean Cycle Centre and the historic Puzzlewood

The nearby Wye Valley provides additional opportunities for hiking, canoeing, and exploring the region's rich history. Milkwall benefits from its proximity to Coleford, which offers a range of amenities, including shops, restaurants, and schools.

The community is friendly and welcoming, making it an ideal location for families and those seeking a quieter lifestyle.



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KEY FEATURES

- Detached four-bedroom family home
- Extensive living accommodation throughout
- Immaculately presented throughout
- Generous and private garden to the rear
- Driveway with off road parking
- Sought after location with easy access to local amenities



STEP INSIDE



Upon entering the property, you are greeted into the spacious kitchen/ dining room at the centre of the home which has a modern fitted kitchen with integrated appliances and plenty of space to entertain.

A generous size utility is just off the kitchen and doors lead from the dining area into the lounge, the living room and a downstairs wc.

The lounge overlooks the front of the property and can be used to suit anybody's needs. This could be a home office, playroom or separate living room.

The living room is to the rear of the property and has a large bay window and door overlooking the private garden.

Approximate Gross Internal Area
 Main House = 186 Sq M/2002 Sq Ft
 Outbuilding = 5 Sq M/54 Sq Ft
 Total = 191 Sq M/2056 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.

To the first floor you will find four well appointed bedrooms and a family bathroom.

The principal bedroom is an impressive size with fitted wardrobes and an ensuite shower room. Stairs from the principal bedroom also lead to the attic space which is fully boarded and leads into further storage space.

The second bedroom also benefit of an ensuite shower room and bedroom three and four have fitted wardrobe/ storage space. The family bathroom has a modern three-piece suite with overhead shower.

This property is in immaculate condition throughout and has plenty of space for entertaining with family and friends.

STEP OUTSIDE



The property is set within beautifully maintained private gardens, offering a serene outdoor space for family activities, gardening, or simply enjoying the outdoors.

The garden is generous in size and features mature shrubs and trees, providing a safe and peaceful environment for children to play and for adults to unwind.

The garden features the perfect entertaining space which is covered and has space for a sofa and hot tub. This home is perfect for entertaining family and friends.

INFORMATION

Postcode: GL16 7LA

Tenure: Freehold

Tax Band: E

Heating: Gas

Drainage: Mains

EPC: C





DIRECTIONS

From the Clocktower in Coleford town centre head down Market Place taking a right turn at the traffic lights on to the B4228 (Old Station Way). Follow the road and at the traffic lights take the left turn onto Tufthorn Avenue, continue along the road where you will find Edenwall Road on the left. Follow the road down and you will find the property on your right-hand side towards the bottom of the road.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	70	79
(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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