



COALWAY

Guide price **£475,000**



3 COALWAY ROAD

Coalway, Coleford, Gloucestershire GL16 7HG



Modern family living with space to entertain
Flexible accommodation to suit your lifestyle
Light-filled interiors and a private garden to enjoy

This attractive detached home offers the perfect balance of practical family living and space to entertain. With four well-proportioned bedrooms and two contemporary bathrooms, the layout has been thoughtfully designed to suit modern lifestyles.

The ground floor provides generous and flexible reception space, finished in neutral tones to create a light and welcoming feel throughout. Whether you need formal living space, a family snug, or a home office, this property adapts effortlessly.

The kitchen forms the heart of the home - modern, stylish and highly functional, complete with a central island ideal for casual dining or entertaining along with luxury quartz worktops. A dedicated dining area sits alongside, perfect for family meals or hosting guests. Large windows throughout flood the home with natural light and create a seamless connection to the garden.

Upstairs, the four bedrooms offer comfortable accommodation with built-in storage to the principle bedroom along with pleasant outlooks. The principal bedroom benefits from excellent proportions, while the remaining bedrooms provide flexibility for family, guests or home working. Two modern bathrooms, finished with contemporary fittings, serve the home well.



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KEY FEATURES

- Four bedroom detached family home
- Two modern bathrooms
- Versatile reception spaces
- Contemporary kitchen with island
- Private, well-kept garden and outbuilding
- Popular residential location in Coalway



STEP INSIDE



A welcoming entrance hallway sets the tone, leading into spacious and well-balanced living areas.

The main living room is bright and inviting, ideal for relaxing evenings, while additional reception space provides flexibility to suit your needs from playroom to study or entertaining space.

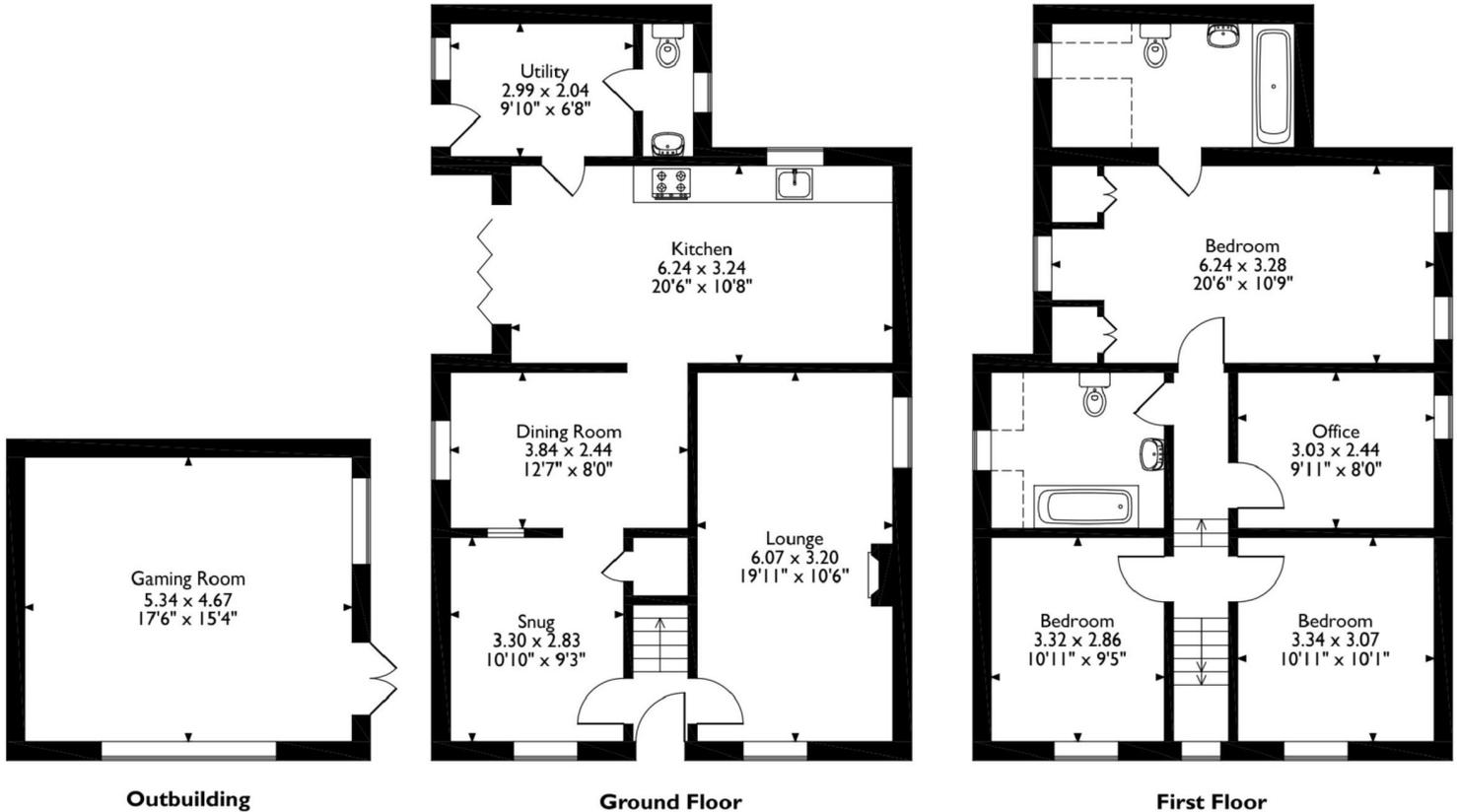
The kitchen is both stylish and practical, featuring ample cabinetry, generous quartz work surfaces and a central island. Positioned to overlook the garden, it is a light-filled space perfect for everyday living. Aluminum bifolding doors open out to the garden perfect for entertaining in the summer months.

The adjoining dining area comfortably accommodates larger gatherings.

A separate laundry space adds further practicality to this well-considered layout.

The kitchen and the utility room have the added luxury of underfloor heating throughout.

3 Coalway Road, Coleford
 Approximate Gross Internal Area
 Main House = 145 Sq M/1561 Sq Ft
 Garage = 25 Sq M/269 Sq Ft
 Total = 170 Sq M/1830 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.

Upstairs, the bedrooms are well-sized and thoughtfully arranged, each enjoying good natural light.

The bathrooms are modern and well-appointed, offering both bath and shower facilities to suit busy households.

The principle bedroom offers a range of high quality fitted wardrobes.

Overall, the home offers an easy, natural flow - ideal for family life.

STEP OUTSIDE



The garden is a real asset well maintained, private and designed for enjoyment without high upkeep.

Whether entertaining, gardening or simply relaxing outdoors, this space offers a peaceful extension of the home.

A main feature is the detached outbuilding which has power and lighting, currently used as a games room however could easily be converted back to a double garage if required.

The property also benefits from a driveway with off road parking for at least two cars along with an EV charging point.

Situated within a popular residential setting in Coalway, the property enjoys convenient access to local amenities, schools and commuter routes, making it an excellent choice for families.

INFORMATION

Postcode: GL16 7HG
Tenure: Freehold
Tax Band: D
Heating: Gas
Drainage: Mains
EPC: D





DIRECTIONS

What3words: [///linguists.cowboys.play](https://www.what3words.com/#!/linguists.cowboys.play)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		85
81-91	B		
69-80	C		
55-68	D	57	
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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