

**50 Gloucester Road
Coleford, The Forest of Dean**





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This handsome double-fronted five-bed townhouse and self-contained one-bedroom southeast wing/annexe occupying an elevated position within walking distance of the market town and its wealth of amenities. Sympathetically extended, creating a perfect opportunity for those looking for multigenerational living, offering versatile accommodation over two floors with spacious rooms throughout. Pretty landscaped rear garden, external office, and private driveway with parking for multiple vehicles.

Traditionally constructed with a painted rendered exterior and inset double-glazed mainly uPVC windows and doors set under a pitched tiled roof. Internal features include an ornate fireplace, moulded skirting boards and architraves, part glazed and wooden panelled doors, ceramic tiled and wooden boarded flooring, covings, ceiling roses, and picture rails. A gas-fired boiler provides domestic hot water and heating to radiators throughout.

The main entrance to the property is from the gated paved driveway through a part glazed wooden door into:

KITCHEN/BREAKFAST ROOM: 6.70m x 3.72m (21'12" x 12'2")

Dual aspect windows to the side. "U-shaped" laminate work surface with breakfast bar, inset stainless steel one and a half bowl sink and side drainer. A range of wooden panelled cupboards and drawers set under with space for dishwasher and double oven Rangemaster with five-ring gas hob and extraction hood above. Bespoke fitted coffee station with complimentary wall-mounted cabinets, tall unit, and space for fridge/freezer. Valliant gas boiler. Doors into:



UTILITY/CLOAKROOM:

Suite comprising a low-level W.C. and wall-mounted wash basin with tiled splashback. Space for washing machine/tumble dryer. Integrated storage cupboard.



INNER HALLWAY:

Door to front accessing garden. Staircase with wooden balustrading and turned newel posts up to first-floor landing. Doors into the following:



DINING ROOM: 3.85m x 3.52m (12'8" x 11'7")

Window to side and French doors into snug. Dinner service hatch into kitchen.



SNUG: 4.55m x 4.04m (14'11" x 13'3")

Feature bay window to front with townscape views. French doors into the dining area and door into:



SIDE PORCH: 1.24m x 4.26m (4'1" x 13'12")

Windows to front and side and secondary wooden door to back accessing parking area. Laminate worktop along one wall with cupboard set under and complimentary wall-mounted cabinets. Space for fridge/freezer.

LIVING ROOM: 4.26m x 8.09m (13'12" x 26'7")

An impressively proportioned principal reception room with feature bay window to front, window to back, and secondary door accessing rear garden. Open grate gas fireplace set on a ceramic hearth with wooden surround and mantle.





From inner hallway upstairs to:

FIRST FLOOR LANDING:

Window to side. Airing cupboard housing water cylinder and full-height wooden slatted shelving. Power and light. Two roof access hatches. Doors into the following.



BEDROOM THREE: 3.73m x 3.57m (12'3" x 11'9")

Window to side.



BEDROOM TWO: 3.34m x 3.64m (10'11" x 11'11")

Feature bay window to front with far-reaching townscape views. Integrated wardrobe with ample storage, hanging rail, and shelving.



BEDROOM FIVE/DRESSING ROOM: 2.07m (max) x 2.82m (6'9" x 9'3")

Window to front. Cabinet at high level.

BEDROOM ONE: 4.14m x 4.28m (13'7" x 14'1")

Feature bay window to front with far-reaching townscape and countryside views. Bespoke fitted wardrobe along one wall with ample storage, hanging rail, and shelving. Door into:



EN-SUITE SHOWER ROOM:

Window to side. Suite comprising a low-level W.C., pedestal wash basin, and fully tiled shower enclosure with mixer valve and head on adjustable chrome rail. Extraction fan at high level.



FAMILY BATHROOM:

Frosted window to back. Suite comprising a low-level W.C., pedestal wash basin, and bath with mixer valve and shower head over on adjustable chrome rail. Integrated storage cupboard. Wooden panelled walls.



BEDROOM FOUR: 3.35m x 3.10m (10'12" x 10'2")

Window to side. Secondary door accessing self-contained west wing.

SOUTHEAST WING/ANNEXE:

Accessed from the parking area through a part glazed wooden door into the entrance hallway. Door into:

CLOAKROOM:

Frosted window to side. Suite comprising a low-level W.C. and vanity unit with inset wash basin and tiled splashback surround. Space and plumbing for washing machine/tumble dryer. Extraction fan at high level.

LIVING ROOM: 4.83m x 3.88m (15'10" x 12'9")

Window and sliding patio doors to back accessing greenhouse and rear garden. Staircase with wooden balustrading up to first-floor landing. Wide opening into:



KITCHEN: 2.89m x 4.75m (9'6" x 15'7")

Window to side. "L-shaped" laminate worktop with inset one and a half bowl sink and side drainer with tiled splashback surround. A range of wooden panelled cupboards and drawers set under with space for electric cooker and plumbing for dishwasher. Complimentary wall-mounted cabinets and tall unit. Space for fridge/freezer. Consumer unit at high level.



Asking price of £599,000

FIRST FLOOR LANDING:

Window to side. Secondary door into bedroom five of main residence and door into:

BEDROOM ONE: 3.56m x 3.74m (11'8" x 12'3")

Window to side. Bespoke fitted wardrobe along one wall with ample storage, hanging rail, and shelving. Door into:

EN-SUITE SHOWER ROOM:

Window to side. Suite comprising a low-level W.C., vanity unit with inset wash basin, and fully tiled shower enclosure with mixer valve and head on adjustable chrome rail. Extraction fan at high level.

OUTSIDE:

The property is accessed from the road via a wooden gated entrance onto an extensive parking area with space for multiple vehicles. The front garden is approached from the pavement up a flight of stone steps leading to the formal feature portico entrance with shaped lawned areas either side. To the back, the rear garden is beautifully landscaped and chiefly laid to lawn with interspersed mature trees, well-stocked herbaceous borders, and raised flower beds. A paved pathway wraps around the perimeter of the lawn, opening up to a paved sun terrace and seating area ideal for entertaining and alfresco dining. Steps up to: **OUTSIDE OFFICE: 3.00m x 2.35m (9'10" x 7'9")**: Wooden construction with a concrete base and window to front and side under a corrugated Correx roof. Bespoke fitted bookshelves and cabinets along one wall. Power, light and wired internet. The garden also features a generously sized workshop and greenhouse. Boundaries are a combination of stone walls and wooden fencing.

SERVICES:

Mains gas, electric, water, and drainage. EPC Rating C. Council Tax Band E. Basic Broadband 30 Mbps (Gigaclear megabit broadband service available).

DIRECTIONS:

What Three Words //rectangular.weep.whizzing

From Monmouth take the A4136 towards Gloucester passing through the village of Staunton. At the traffic lights turn right signposted Coleford and continue straight for approximately 1.2 miles. At the next set of traffic lights turn left onto Gloucester Road and No. 50 can be found after 0.3 miles on the right.

Roscoe Rogers & Knight would like to draw your attention to the following notes:

- These Particulars have been prepared for you in good faith and to the best of our knowledge. They are, however, for guidance purposes only. In no way whatsoever do they constitute part of an offer or a contract.
- Prospective purchasers should not rely on any information given as a statement or representation of fact of warranty that the property or services are in good condition.
- We would recommend that prospective purchasers verify for themselves that necessary planning permissions, building regulations or other consent regarding alterations have been obtained.
- None of the above services or appliances mentioned in these particulars has been tested by us. We recommend that prospective purchasers satisfy themselves as to their condition, efficiency or suitability.

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Approx. total area 270 Sq m 2915 Sq Ft



First Floor

