



**FREEHOLD**

**£470,000**



**7 CADORA WAY, COLEFORD, GL16 8ET**

- RECEPTION HALL
- FAMILY BREAKFAST ROOM
- FIVE BEDROOMS
- GARDEN
- 

- CLOAKROOM
- UTILITY
- SHOWER ROOM
- DOUBLE GARAGE
- 

**[www.kjtresidential.co.uk](http://www.kjtresidential.co.uk)**

## 7 CADORA WAY, COLEFORD, GL16 8ET

A SPACIOUS AND WELL APPOINTED FIVE BEDROOM DETACHED FAMILY HOME SITUATED ON THE EDGE TO THE MARKET TOWN OF COLEFORD, BENEFITING FROM A DOUBLE GARAGE AND PARKING FOR 4-6 MOTOR VEHICLES. THE HISTORIC MARKET TOWN OF COLEFORD IS IN THE DELIGHTFUL FOREST OF DEAN, CLOSE TO THE WYE VALLEY. WELL LOCATED FOR ALL MOTORWAY LINKS (M50 & M48 ARE WITHIN A 12 MILE RADIUS) YET ENJOYS A FULL RANGE OF LOCAL FACILITIES TO INCLUDE: CINEMA, POST OFFICE, BANKS, LIBRARY, SHOPS, 2 SUPERMARKETS, PUBS AND RESTAURANTS. PRIMARY AND SECONDARY SCHOOLING WITH FURTHER EDUCATION, LEISURE CENTRE (AT THE COLLEGE CAMPUS) AND TWO SEPARATE GOLF COURSES. A WIDER RANGE OF FACILITIES ARE ALSO AVAILABLE THROUGHOUT THE FOREST OF DEAN INCLUDING AN ABUNDANCE OF WOODLAND AND RIVER WALKS. THE SEVERN CROSSINGS AND M4 TOWARDS LONDON, BRISTOL AND CARDIFF ARE EASILY REACHED FROM THIS AREA ALONG WITH THE CITIES OF GLOUCESTER AND CHELTENHAM FOR ACCESS ONTO THE M5 AND THE MIDLANDS.

### RECEPTION HALL :

Stairs to first floor landing, understairs storage cupboard, radiator, door to front.

### LIVING ROOM: 21' 7" x 11' 9" (6.57m x 3.58m)

Feature wood laminate floor, two radiators, bay window to front, French doors to rear and gardens with screens adjacent.

**CLOAKROOM:** Close coupled WC, pedestal wash hand basin, radiator and extractor fan.

**DINING ROOM: 10' 0" x 10' 2" (3.05m x 3.10m),** Feature wood laminate flooring, radiator and bay window to front.

**KITCHEN/FAMILY BREAKFAST ROOM: 16' 9" x 13' 4" (5.10m x 4.06m),** Extensive range of base and eye level storage units, 1½ stainless steel sink unit with hot and cold mixer tap over, plumbing for American style fridge freezer, fitted AEG 5 ring gas hob, oven, microwave, and extractor hood. Integrated dishwasher, wine cooler unit, radiator, 2 velux roof lights and French doors to rear.

**UTILITY: 6' 5" x 5' 0" (1.95m x 1.52m),** Base and eye level storage units, stainless steel sink unit with hot and cold swivel tap over, space for tumble dryer and washing machine, Ideal logic boiler (hot water and central heating), radiator and door to side.



### STAIRS TO FIRST FLOOR LANDING:

Shelved airing cupboard with hot water tank, radiator, stairs to second floor and window to front,

**BATHROOM: 7' 2" x 6' 6" (2.18m x 1.98m),** Full length walk in jacuzzi bath with shower over and screen, tiled splash backs, close coupled WC, pedestal wash hand basin, ladder radiator, extractor fan and window to rear.

**BEDROOM ONE: 12' 11" x 11' 11" (3.93m x 3.63m),** Radiator, window to front. Dressing Room: 8'5 x 6'4 A triple and a double fitted wardrobe with shelves and hanging space, radiator, window to rear. Ensuite: 8'5 x 4'7 Tiled shower cubicle, pedestal wash hand basin, close coupled WC, ladder radiator, shaver point, extractor fan and window to side.

**BEDROOM THREE: 10' 11" x 11' 2" (3.32m x 3.40m),** Two double fitted wardrobes, radiator, window to rear.

**BEDROOM FOUR: 10' 1" x 10' 0" (3.07m x 3.05m),** Two double fitted wardrobes with shelves and hanging area, radiator, window to front.

**STAIRS TO SECOND FLOOR LANDING:** Loft access, velux window to rear.

**BEDROOM TWO: 14' 5" x 11' 8" (4.39m x 3.55m),** Two double fitted wardrobes, two radiators, window to front and velux window to rear.

**BEDROOM FIVE : 11' 1" x 8' 6" (3.38m x 2.59m),** Radiator, window to front.

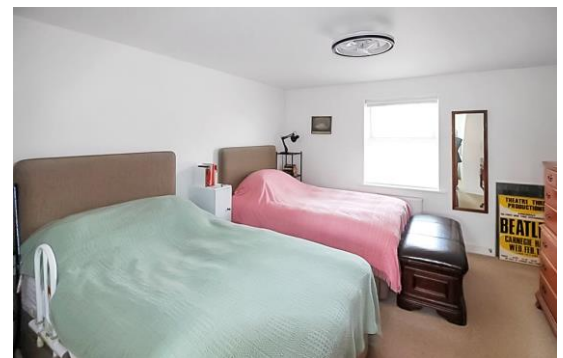
**SHOWER ROOM: 8' 7" x 4' 10" (2.61m x 1.47m),** Tiled shower cubicle with screen, close coupled WC, pedestal wash hand basin, shaver point, ladder radiator, velux window to rear.

**OUTSIDE:** Rear garden accessed via side gate with lawned area, raised flower beds and fence, outside tap, Gazebo with a screen to the side, patio awning and patio area. Double Garage: With two light weight up and over door, power and lighting and solar panel battery. Garden to front with small lawned area with shrubs, tarmacadam parking for 4 to 6 vehicles.

**Agents Note:** Solar panels to the roof of the house and garage. Excess electricity is sold back to the grid.

**Services:** All main services connected to the property. The heating system and services where applicable have not been tested.

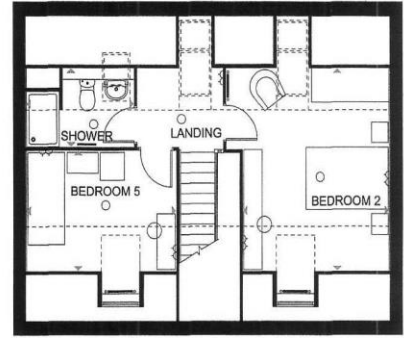
∴



**Directions:** From the Coleford office, proceed over the clock tower to the traffic lights, turn left on to Staunton Road, as you approach the traffic island in the road, turn and follow this road till you see the sign for Cadora Way and the property can be found on the left hand side with a for sale board.

IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

**01594 833333**



**Ground Floor**

Lounge	6580 x 3573 mm	217' x 119"
Kitchen/Family/Breakfast	5107 x 4067 mm	169' x 134"
Utility	1950 x 1531 mm	65' x 50"
Dining	3052 x 3109 mm	100' x 102"
WC	1531 x 1013 mm	50' x 34"

**First Floor**

Bed 1	3931 x 3634 mm	12'11" x 11'11"
Dressing	2560 x 1929 mm	8'5" x 6'4"
En-suite	1385 x 2560 mm	4'7" x 8'5"
Bed 3	3076 x 3423 mm	10'1" x 11'2"
Bed 4	3076 x 3068 mm	10'1" x 10'0"
Bath	2173 x 1991 mm	7'2" x 6'6"

**Second Floor**

Bed 2	4402' x 3561 mm	14'5" x 11'8"
Bed 5	3634 x 2602' mm	11'11" x 8'6"
Shower	2606 x 1470' mm	8'7" x 4'10"

\*Overall floor dimension includes lowered ceiling areas

**KEY**

○ Light fitting	◀ Telephone outlet point	— Radiator	B Boiler	CYL Cylinder	frz freezer space	dw Dishwasher space	↔ Dimension location
⏏ Electric socket	◁ T.V. aerial socket	— Towel radiator	ST Store	frd Fridge space	wm Washing machine space	td Tumble dryer space	



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		93
(81-91)	<b>B</b>	85	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**PASSIONATE**  
ABOUT  
*Property*  
SINCE 1982