Victoria Road
Coleford

Albert & Frederick
FOR SALE

Victoria Road Coleford GL16

• A stunning modern family home in the popular town of Coleford •
• 6 bedrooms (2 en-suite / 1 dressing room) • Newly built to an exceptional standard •
• Beautiful open plan kitchen, breakfast bar, dining space and lounge •
• Underfloor heating • Utility room •
• Lovely private rear garden with patio and garden room •
• Private gated driveway for 3 cars • Converted garage • Close to town centre •

A stunning modern family home in the popular town of Coleford

In summary, a stunning modern family home, set over 3 floors with 6 double bedrooms (2 en-suite), dressing room, modern open plan kitchen, dining space & lounge, underfloor heating, utility room, downstairs WC, family bathroom, private garden with patio area, brick built shed, converted garage and private gated driveway for multiple cars.
The property is situated in the popular town of Coleford in the heart of the Forest of Dean, a short drive from the river Wye , the river Severn and the picturesque towns of Coleford, Ross-On-Wye and Monmouth.

This **fabulous spacious detached family home** has private gated off road parking for 3 cars and side access. The property enjoys gas mains central heating in a prime location.

The **entrance hall** welcomes you into this stunning house, the wooden staircase takes you up to the bedrooms and family bathroom. There is a double cupboard for storage as you enter the house. To the right is a door accessing the converted garage. To the left is the **utility space** and **W.C.** The flooring is tiled with underfloor heating which leads you along the **hallway** to the **open plan kitchen, dining space & lounge.**

The **garage** is a wonderful space, which can be utilised in many different ways. There is a full wall of storage and carpeted flooring. The electric roller door gives you great access from the driveway. There is a door to the **entrance hall.**

The **utility space** is to the left of the hallway. This carefully designed space has the capacity for a washing machine and tumble dryer, with worktop space and cupboards for storage. There is a window looking out to the driveway with the underfloor heated tiled flooring.

The **hallway** guides you to the open plan kitchen, dining and lounge with underfloor heated sleek white marble effect tiles and a useful under-the-stairs cupboard.

Entering this **open plan kitchen, dining space & lounge** this wonderful space you are hit with lots of natural light from the bi-folding patio doors, large windows looking out over the private patio and garden, and high ceilings . The flooring is tiled with underfloor heating throughout. The **lounge** area is spacious with a lovely modern fireplace, spot lights and enough space for any furniture.

The modern **kitchen** is beautiful, with plenty of storage space, top spec integrated appliances, double gas hob, and a Quooker tap. The worktop space flows onto the breakfast bar with additional storage underneath and an integrated wine cooler.
The **dining space** is positioned looking out to the garden with large double bi-folding doors. This space is a lovely bright space and flows nicely from the kitchen - perfect for those family occasions.

The lovely modern **staircase** takes you up to the first floor with glass panels to maximise the natural light.

The **First floor landing** guides you to the **primary bedroom**, 3 further **bedrooms** and the **family bathroom**.

The **family bathroom** his a wonderful modern suite, with floor to ceiling marble effect white tiling, an integrated shower over the bath. There is a large chrome towel radiator and a large window to create this relaxing space.

Bedroom 1 is positioned at the rear of the house and looks over the rear garden. This large double bedroom has carpeted flooring, radiator, a large window, built-in wardrobes and benefits from a cleverly designed **Jack & Gill en-suite shower**.

Bedroom 2 looks out to the front of the house. This double bedroom has a large floor to ceiling window, carpeted flooring, a radiator, and also benefits from the **Jack & Gill en-suite shower.**

Bedroom 3 looks out over the rear garden. This lovely room is perfect for a nursery, with carpeted flooring, a radiator and large window.

The **primary bedroom** is a stunning space. This spacious double bedroom benefits from a wonderful **walk-in closet** with floor to ceiling storage. The floor is carpeted with a large window looking out to the front of the house, with a large radiator and a fabulous **modern en-suite shower** which features a large integrated shower cubicle, towel radiator, large window and floor to ceiling tiling.

The second modern wooden **staircase** leads you up to the second floor landing and two double bedrooms.

The second floor **landing** has room for seating with a velux window for natural light and carpeted flooring. To the left and right are an additional two **double bedrooms**.

Bedroom 5 and 6 are both lovely double bedrooms. These identical rooms have a velux window, carpeted flooring, semi-vaulted ceilings and cupboard space. These top floor loft rooms are perfect for either guest bedrooms or office space. A great additional space to this fabulous home.

The **private rear garden** is a wonderful space. There is a large paved patio area which is perfect entertaining guest with a BBQ on those summer days.

A newly built bricked shed / workshop is a very useful space. There is a lawned garden and wooden fencing. Side access takes you to the front driveway.

The **private gated driveway** has enough space for 3 vehicles, with a block paving driveway, iron double gates and an iron gate for access. There is side gated access to the rear garden.

Building size: 1811 approx sq ft (excluding garage)
Age of build: 2022.
Broadband connectivity: Super Fibre.
Mobile coverage: 4G voice & data.
Services: Mains water and gas.
Council Tax: E.
Tenure: Freehold.

Additional:
Newly built brick garden shed / workshop.
External electric car charging point.

Vendor's comments...

"We have loved calling 5A Victoria Road home since 2023. Set within the beautiful Forest of Dean, the property is a short stroll from the centre of Coleford. The park and recreation ground at the top of Victoria Road has been a firm family favourite, offering a wonderful space to relax and play.

This has been a truly special home for our family. A place filled with warmth, laughter, and cherished milestones as our children have grown. Every element was thoughtfully designed to suit modern family living, balancing style with practicality. At its heart is a lovely open-plan kitchen, dining and living space spanning the full width of the home. Bi-fold doors open directly onto the garden, creating an effortless indoor–outdoor flow, which has been perfect whilst we have hosted birthdays, summer entertaining and cosy winter celebrations.

The kitchen has been central to daily life, designed as both a functional and sociable space. A generous breakfast bar provides a natural focal point for family and friends, complemented by high-specification features including a full-height fridge and freezer, wine cooler, Quooker boiling water tap, and a sleek gas-on-glass hob. A separate utility room has provided a dedicated space to keep household tasks discreetly tucked allowing the main living areas to remain calm, organised and uncluttered, an invaluable addition for busy family life.

The property offers six spacious bedrooms, with features including a Jack and Jill en-suite arrangement. The two attic bedrooms provide further flexibility, currently used as a guest room and office/storage space. Storage has been exceptionally considered throughout the home. From built-in wardrobes and a walk-in dressing room to ease storage, the house is perfectly equipped to accommodate the evolving needs of a growing family.

The converted integral garage has been transformed into a versatile snug, playroom and cinema-style space, complete with a full-sized sofa bed. It has been ideal for children, guests, with the potential to be adapted to a home gym or office space. Outside, the garden is well suited to both relaxation and entertaining, with a spacious patio for outdoor dining. To the front, a private driveway provides ample off-road parking for multiple vehicles.

Leaving this home is not a decision we have taken lightly. It has been our pride and joy, and the setting for so many special memories. We move on only to begin our next project and chapter, taking with us everything this wonderful home has given us."

LOCATION:

Perfectly situated in the heart of the Forest of Dean.

The popular town of Coleford is situated in the heart of the Forest of Dean which is home to some of the finest countryside in England. The location is nestled between the river Wye and the river Severn and has an abundance of stunning walks and outdoor activities including cycling, Go Ape, river cruises, canoeing and white water rafting.

The Forest of Dean is perfectly situated to access many major towns and cities. A short drive from Ross-on-Wye and Monmouth and easy accessible to Gloucester, Cheltenham, Bristol, Birmingham and Cardiff.

The Forest of Dean is perfect for those who enjoy the countryside and all that nature offers as well as being conveniently located to major towns and cities for commuters. This area affords people the best of both worlds both work and play. There are many fantastic restaurants and local pubs as well plenty of local artisan shops.

ROSS ON WYE - 10.2 MILES
MONMOUTH - 7.2 MILES
LYDNEY - 7.0 MILES
GLOUCESTER - 21 MILES
CHELTENHAM - 27.8 MILES
BRISTOL - 30.6 MILES

All distances are approximate

5A

home

IMPORTANT

COZY CONE
MOTEL
PARKING ONLY
66

MOTEL
PARKING
ONLY

VIRTUAL
STAGED

VIRTUAL
STAGED

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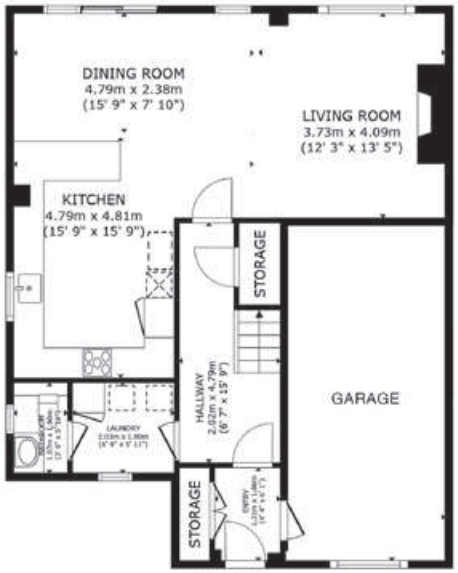
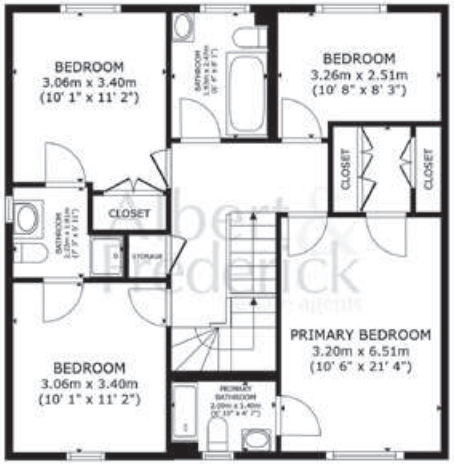
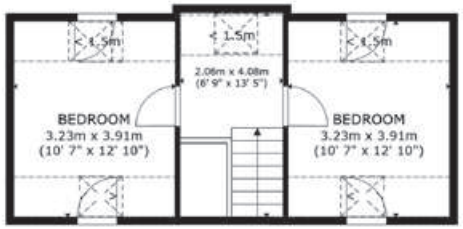


FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA
TOTAL : 168.25m² (1,811 sq.ft.) EXCLUDED AREAS : REDUCED HEADROOM & GARAGE
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

5a VICTORIA ROAD, COLEFORD GL16 8DS

Asking price £548,000

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Albert & Frederick

estate agents