



## Belle Vue Road Cinderford, GL14 2AA

£495,000





**\*\*VIRTUAL TOUR AVAILABLE\*\*IDEAL FOR DUAL FAMILY LIVING\*\*\*NO ONWARD CHAIN\*\*\*** Dean Estate Agents are pleased to offer for sale this period detached property with accommodation over three levels. The property benefits from a large kitchen, separate dining room, large family room, utility room, separate cloakroom and bedroom on the ground floor, 6 bedrooms to the first floor together with two bathrooms and on the 2nd floor are two large storage rooms, bedroom, office and cloakroom. Twin wrought iron gates open onto the driveway and turning area leading to the detached double garage. The generous lawned gardens lie to the side of the property and has mature trees and shrubs. This property offers so much potential. The town of Cinderford is a stones throw away with its many amenities' to include the well known historic cinema, variety of shops, Tesco, beauty salons, dentist and convenience foods. NO ONWARD CHAIN



#### Entrance Hallway :

The property is entered via the front door into the large entrance hallway, with stairs to the first floor, under stairs cupboard, double glazed window to side aspect, twin panel radiator, vinyl flooring.

#### Cloakroom :

WC, wash hand basin, double glazed window to side aspect, wall mounted Ideal gas boiler.

#### Lounge/family room:

Two double glazed bay windows to the front aspect, double glazed French doors with side screens to the side aspect, twin paneled radiator, feature fireplace.

#### Utility Room :

Plumbing for washing machine, space for tumble dryer, double glazed window to side aspect, Belfast style sink, fitted cupboards.

#### Ground Floor Bedroom 1 :

Double glazed French doors to outside, recessed cupboards to either side of the chimney breast, twin paneled radiator.

#### Dining Room :

French doors to side aspect, double glazed window to rear aspect, stable door to kitchen, radiator, vinyl flooring.

#### Kitchen :

Wall and base cabinets, 1.5 bowl sink, double glazed window to side aspect, further two double glazed windows on opposite side, French doors to the rear aspect, tiled floor, twin panel radiator, space for fridge freezer, plumbing for dishwasher, cooker point, centre island.

#### First Floor Landing :

Being 'L' shaped, single panel radiator, fire door to further landing area, double glazed window to side aspect, stairs to second floor.

#### Bedroom 2 :

Three double glazed windows, radiator, laminate flooring.

#### Shower Room :

Shower cubicle, WC, vanity wash hand basin, double glazed window to side aspect, laminate flooring, wood panel ceiling, part tiled walls, radiator.

#### Bedroom 3:

Double glazed window to rear aspect, under stairs recess, single panel radiator.

#### Bedroom 4:

Double glazed window to rear aspect, single panel radiator.

#### Bedroom 5 :

Double glazed window to side aspect, single panel radiator.

#### Bedroom 6 :

Two double glazed windows to front aspect, single panel radiator.

#### Bathroom :

White suite with bath and separate shower cubicle, WC, vanity wash hand basin, two double glazed windows to side aspect, waterproof flooring, splash back paneling, radiator.

#### Bedroom 7:

Two double glazed windows to front aspect, two single panel radiators, vanity wash hand basin, laminate flooring.

#### 2nd Floor Landing :

Double glazed window to side aspect, roof light.

#### Cloakroom :

WC, vanity wash hand basin, wood paneling.

#### Store Room :

Sloping ceiling, storage twin doors power points and lighting.

#### Bedroom 8:

Two roof lights, radiator, laminate flooring.

#### Office :

Roof light, access to storage. area.

#### Storage Room :

Sloping ceiling, roof light, power points.

### Outside :

Crafted stone pillars and twin wrought iron gates open onto the driveway leading to the detached double garage with up and over door, power and lighting, To the side of the garage is a large hard standing, raised terrace area adjacent to the side and rear of the property, generous lawned garden to side, access all around the property with mature trees and shrubs and outside lighting.  
Within a stones throw of the town centre.

### Garage:

Detached double garage with up and over door, power and light. There is a room above the garage with power, light, heating and double glazed window. This would make an ideal office.

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You are advised to contact the agent on the day of viewing to ensure that the appointment is confirmed or if you are unable to meet your appointment.

We await approval from the seller of this brochure and details, please contact Dean Estate Agents for an updated brochure when available.





## Road Map



## Hybrid Map



## Terrain Map



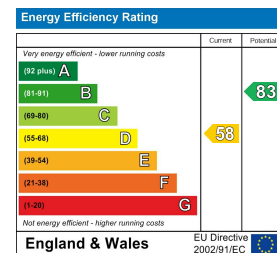
## Floor Plan



## Viewing

Please contact our Cinderford Office on 01594 825574 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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