



## Coomb Drive

Cinderford, GL14 3EF

£279,950



\*\*\* VIRTUAL TOUR AVAILABLE \*\*\*

Dean Estate Agents are pleased to offer 'For Sale' this semi detached property standing in a slightly elevated plot enjoying woodland views. The property benefits from lounge, separate dining room, re-fitted kitchen with built in appliances, three piece white bathroom suite, four bedrooms, a basement area with a utility room and storage area, gas central heating, double glazing and off road parking for several vehicles.



**Entrance Hallway :**

10'10" x 7'6" (3.32 x 2.30)

Entered via double glazed French doors, laminate floor, twin panel radiator, stairs to first floor, understairs cupboard, archway to Kitchen.

**Kitchen :**

11'2" x 7'6" (3.41 x 2.31)

Matching wall and base cabinets, sink unit, integrated fridge, freezer, dishwasher, gas hob, electric oven and extractor hood. Double glazed window to front and side aspects, laminate flooring, power points with USB points.

**Bathroom :**

5'6" x 7'9" (1.69 x 2.37)

Three piece white suite comprising of, bath with shower over, low level WC, pedestal wash hand basin, tiled walls and floor, radiator, double glazed window to rear aspect, down lighting.

**Dining Room :**

10'3" x 11'8" (3.13 x 3.56)

Double glazed window to rear aspect, twin panel radiator, twin doors to Lounge.

**Porch :**

4'11" x 4'0" (1.52 x 1.22)

Door to outside, window to side aspect.

**Lounge :**

11'11" x 11'8" (3.64 x 3.56)

Double glazed window to front aspect with views over woodland, fireplace with electric fire, two radiators, wall lights.

**First Floor Landing :**

9'2" x 7'6" (2.81 x 2.30)

Double glazed window to side aspect.

**Bedroom 1 :**

11'11" x 10'11" (3.65 x 3.34)

Double glazed window to front aspect with views over woodland, radiator, built in twin wardrobes.

**Bedroom 2 :**

10'2" x 11'11" (3.12 x 3.64)

Double glazed window to rear aspect, radiator.

**Bedroom 3 :**

10'9" x 7'10" (3.29 x 2.39)

Double glazed windows to front and side aspects with woodland views, radiator.

**Bedroom 4 :**

8'0" x 7'8" (2.44 x 2.34)

Double glazed window to rear aspect, radiator, laminate flooring.

**Basement Area**

### Utility Area :

11'3" x 11'1" (3.43 x 3.38)

Plumbing for washing machine, Gas combination boiler, power and lighting.

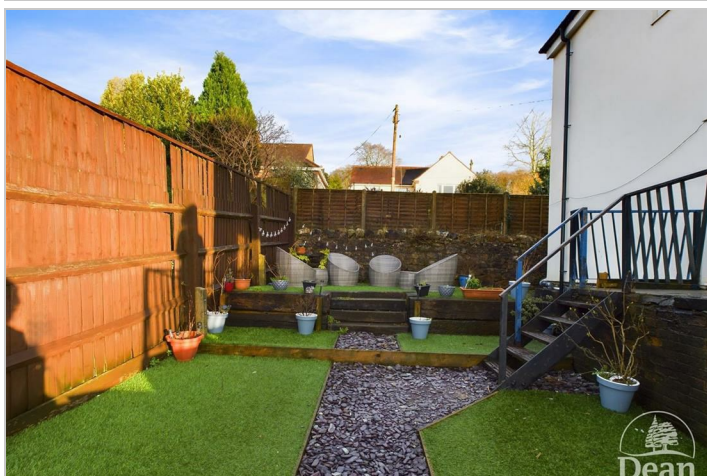
### Storage Area :

11'1" x 7'9" (3.40 x 2.37)

### Outside :

Front : Twin gates lead to the sloping driveway with off road parking for several vehicles, lawned area to either side of the drive and a further decorative slate area.

Side : Two steps and a pedestrian gate lead to an Astro turf area where one can sit and enjoy the wooded outlook.



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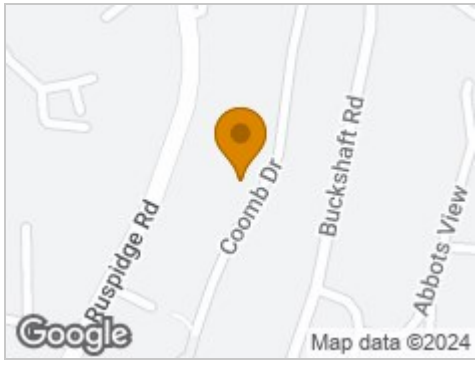
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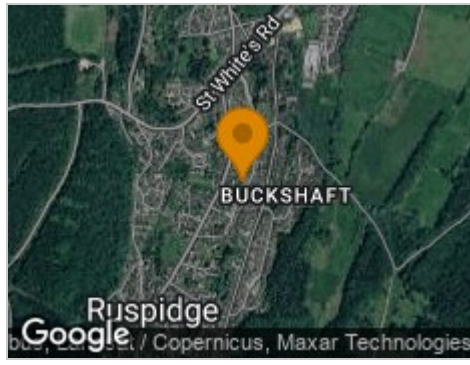
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## Road Map



## Hybrid Map



## Terrain Map



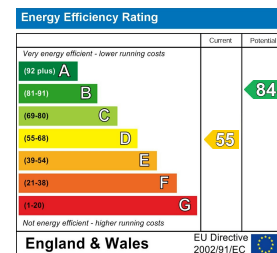
## Floor Plan



## 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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