



## Tramway Road Ruspidge, Cinderford, GL14 3AY

£495,000



\*\*\* VIRTUAL TOUR AVAILABLE \*\*\* SEPARATE ONE BEDROOM ANNEXE \*\*\*

Dean Estate Agents are delighted to offer 'For Sale' this individual detached property with a separate one bedroom annexe. All in immaculate and well maintained order throughout. The property stands in an elevated position enjoying woodland views. The property boasts a fully fitted kitchen/diner, utility room, lounge and separate dining room, downstairs cloakroom. Master bedroom with en-suite shower room, 3 further bedrooms and family bathroom. Steps lead up to the landscaped tiered gardens stocked with various shrubs and lighting. Double glazed summer house, gardens shed, workshop, pond and separate sauna room. The decked veranda and patio area adjacent to the house is privately screened with privacy glass panels. The one bedroom annexe offers great accommodation for the extended family.



**Entrance Hallway :**

7'1" x 21'7" (2.18 x 6.60)

Stairs to the first floor, under stairs recess

**Lounge :**

12'3" x 19'5" (3.74 x 5.94)

Oak / carpet flooring, double glazed French door to front, fireplace with coal effect gas fire with display alcoves to either side including down lighters, two twin paneled radiators, glazed doors and windows to Hallway, opening to Dining Room.

**Dining Room :**

10'7" x 10'0" (3.25 x 3.05)

Oak / carpet flooring, double glazed French doors to rear aspect, twin paneled radiator, downlighting.

**Kitchen / Diner :**

12'2" x 24'2" (3.72 x 7.39)

Kitchen - matching wall and base cabinets, electric oven and grill, induction hob, extractor hood, integrated dishwasher, 1.5 bowl sink unit, integrated fridge and freezer, center island, granite worktops, radiator, double glazed windows to front, side and rear aspects, double glazed door to outside, down lighting, tiled floor.  
Dining Area - Oak / tiled flooring, tiled display alcove, wall mounted electric fire, twin paneled radiator.

**Utility Area :**

4'1" x 7'11" (1.25 x 2.42)

Matching wall and base cabinets, plumbing for washing machine, space for tumble dryer, tiled splash backs, tiled floor, 1.5 bowl sink unit, double glazed window to rear aspect.

**Cloakroom :**

4'7" x 6'9" (1.41 x 2.07)

Low level WC, wash hand basin, oak flooring, part tiled walls, down lighting, towel radiator, double glazed window to rear aspect.

**First Floor Landing :**

6'3" x 22'1" (1.91 x 6.74)

Galleried landing, down lighting, wall lighting, radiator, double glazed arched window to front aspect.

**Master Bedroom :**

10'11" x 11'3" (3.33 x 3.44)

Fitted wardrobes, built in cupboard, radiator, double glazed window to front aspect.

**En-suite :**

8'1" x 6'9" (2.48 x 2.06)

Shower cubicle, low level WC, wash hand basin, shaver point, towel radiator, tiled walls, tiled floor, fitted cupboards, double glazed window to rear aspect.

**Bedroom 2 :**

13'8" x 13'2" (4.18 x 4.02)

Fitted wardrobe, radiator, down lighting, double glazed window to front aspect, door to 'Jack and Jill' bathroom.

**Jack & Jill Bathroom :**

13'8" x 6'11" (4.18 x 2.11)

Bath with shower over, shower cubicle, twin wash hand basin's, vanity cupboards, low level WC, fitted mirror and shelf unit, skylight, tiled walls, tiled floor, display alcove, towel radiator, down lighting, shaver point.

**Bedroom 3 :**

9'10" x 10'4" (3.00 x 3.15)

Built in cupboard with gas boiler and hot water tank, radiator, access to loft space, double glazed window to rear aspect.

**Bedroom 4 :**

9'11" x 7'6" (3.03 x 2.31)

Radiator, double glazed window to rear aspect.

**Outside :**

As you approach the property there is a canopied area where one

can park a vehicle, there is a storage shed and access to the one bedroom annexe. Steps with rails and lighting pave the way to the tiered gardens. On the first level the gardens are covered with wood bark and various shrubs together with the summer house and small deck with garden shed. The steps proceed to the property and UPVC deck area and patio which is screened with privacy glass and yet still enjoying a woodland view. On this level is a summer gazebo, storage shed, pond and sauna room. All a round the property is lighting and power.

#### Summer House :

Vaulted ceiling, laminate flooring, tiled walls, down lighting, double glazed windows and doors with woodland views.

#### Annexe :

EPC rating 'E'

#### Open Plan Lounge / Kitchen :

16'2" x 13'6" (4.94 x 4.13)

Open plan lounge / kitchen, under floor heating, tiled floor, wall mounted electric fire. Kitchen area is fitted with matching wall and base cabinets, integrated fridge / freezer, washing machine, ceramic hob, electric oven and grill, extractor hood, down lighting, tiled splash backs, spiral staircase. Lounge area - Tiled floor, downlighting, double glazed sliding patio doors to front aspect, double glazed entrance door.

#### Shower Room :

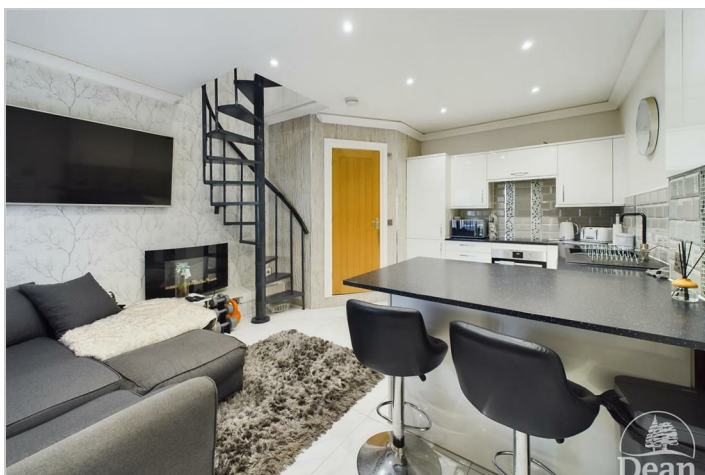
5'9" x 4'9" (1.76 x 1.46)

Shower cubicle, vanity wash hand basin, low level WC, tiled walls, tiled floor, down lighting, towel radiator, extractor fan.

#### Bedroom :

13'4" x 10'6" (4.08 x 3.21)

Fitted wardrobes, double glazed window to front aspect, double glazed door to rear.



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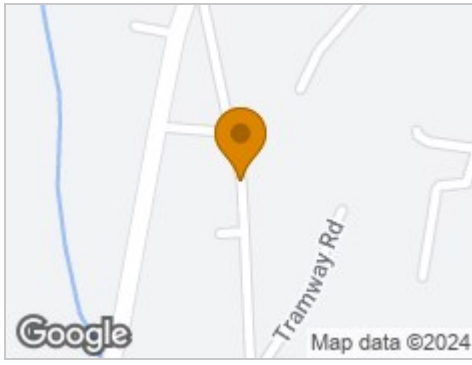
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## Road Map



## Hybrid Map



## Terrain Map



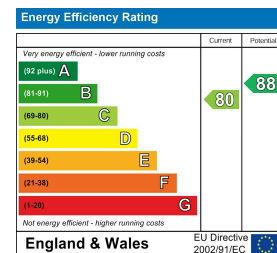
## Floor Plan



## 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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