



## Abbots Road Cinderford, GL14 3BN

£550,000



\*\*\* VIRTUAL TOUR AVAILABLE \*\*\* \*\* NO ONWARD CHAIN \*\*\*

Dean Estate Agents are thrilled to offer 'For Sale' this impressive detached family / multi generational property situated in a prime location having breathtaking views over the Severn estuary and beyond and from the rear views of the Welsh mountains in the distance.

The living accommodation is situated on the first floor taking advantage of the far reaching views. There is a spacious lounge/diner, a fitted kitchen/diner, master bedroom, shower room and study/bedroom 5

On the ground floor are 3 further bedrooms one with en-suite bathroom, separate shower room and a utility room. Further benefits of the property are solar panels which heat the water and PV's that has a paying tariff of £2,500 per year which is tax free and index linked until 2036

The property offers such versatile accommodation for all ages and provides ample parking for a family that has multiple vehicles. The gardens are level and manageable for one to sit and enjoy.



#### Entrance Porch :

5'1" x 6'0" (1.56 x 1.83)

Double glazed door and windows, wall light, solid wood door and side screen to >

#### Entrance Hall :

13'9" x 6'9" (4.21 x 2.08)

Light and airy entrance hall, oak stairs to first floor with glass panels, doors to garage, living room, bedrooms and utility room. Twin panel radiator.

#### Bedroom One :

16'2" x 10'1" (4.95 x 3.08)

Double glazed bay window to front aspect, twin panel radiator, wall to wall built in wardrobes with mirrored doors.

#### En-Suite Bathroom :

9'11" x 6'2" (3.03 x 1.89)

White suite, P shaped bath with electric shower over and shower screen, Wash hand basin, wall mounted mirror, low level WC, part tiled walls, double glazed frosted window, twin panel radiator.

#### Inner Hall :

2'7" x 8'6" (0.80 x 2.60)

This give access to two bedrooms, shower room and the utility room.

#### Bedroom Two :

9'10" x 10'11" (3.01 x 3.34)

Upvc double glazed window, consumer unit, electric storage heater.

#### Shower Room :

9'10" x 5'4" (3.02 x 1.65)

Walk in shower with rainfall shower head, Low level WC, Vanity

wash hand basin, wall mounted mirror, electric heater, double glazed frosted window, vinyl flooring.

#### Bedroom Three :

10'8" x 7'10" (3.27 x 2.40)

Double glazed window to rear overlooking the garden, electric heater.

#### Utility Room :

7'10" x 7'10" (2.39 x 2.40)

Range wall and base storage units, stainless steel sink unit, plumbing for washing machine. Door to rear garden, double glazed window to rear, vinyl flooring.

#### First Floor Landing :

Gives access to all first floor rooms.

#### Living Room/Dining Room :

18'1" x 22'6" (5.52 x 6.87)

Lovely light and spacious room taking with a large picture window taking advantage of the far reaching views across countryside, the Severn Estuary and beyond. Inset electric fireplace and display arch to the left hand side, double glazed window to side aspect, twin panel radiator, space for dining table and chairs.

#### Kitchen :

18'2" x 10'11" (5.54 x 3.33)

Fitted with matching wall and base units, five ring gas hob, electric oven and grill, extractor fan, two double glazed windows to rear aspect, space for table and chairs, space for dish washer, space for fridge freezer. 1 and a half bowl stainless steel sink. LED spotlights, wall mounted vertical radiator, thermostat.

Tel: 01594 825574

### Bedroom Four :

13'2" x 17'4" (4.02 x 5.30)

Three double glazed upvc windows with stunning views, built in mirrored wardrobes, two twin paneled radiators.

### Study/Bedroom Five :

6'1" x 8'11" (1.87 x 2.74)

Upvc double glazed window to front aspect, twin paneled radiator, wall mounted units.

### Shower Room :

8'6" x 4'10" (2.61 x 1.48)

Walk in shower, WC, hand wash basin with wall mounted mirror above, heated towel rail, double glazed Upvc frosted window, LED spotlights, built in storage housing the hot water cylinder.

### Integral Garage :

15'5" x 17'3" (4.71 x 5.27)

Electric roller door, power and lighting, courtesy door to rear garden. Two double glazed frosted windows, plumbing for washing machine, sink with hot and cold water tap.

### Outside :

Off road parking for multiple vehicles, the current owners park a large motor home as well as a van and several cars. There is a small lawn area stone wall bordering the front garden. Access at the side leads to the rear garden which has a lawned area with flower/shrub borders, there is a garden shed and patio area..



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Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment etc.

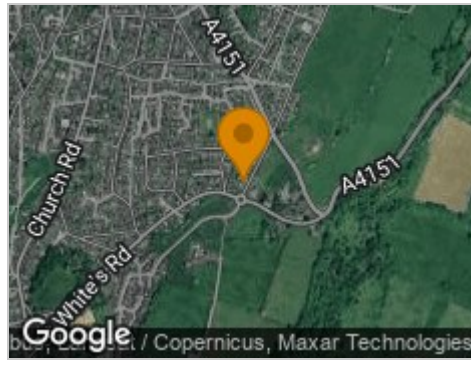
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## Road Map



## Hybrid Map



## Terrain Map



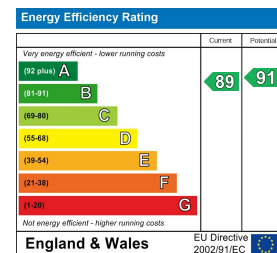
## Floor Plan



## 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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