



## Valley Road

Cinderford, GL14 3HQ

£450,000



Dean Estate Agents are delighted to advertise 'For Sale' this spacious semi detached character property with many original features including flagstone floor, beamed ceilings and modern sash windows, with underfloor heating to the ground floor. Situated on the edge of Cinderford town in a slightly elevated position and being located close to woodland walks and cycle trails.

The property benefits from entrance porch, kitchen, dining room, hallway, cloakroom, utility room, gym/study, living room, master bedroom with en-suite shower room, three further bedrooms, family bathroom, gas central heating, double glazing, extensive gardens to the front and side of the property and off road parking for numerous vehicles



#### Entrance Porch :

3'8" x 6'10" (1.14 x 2.10)

Entered via UPVC door, flag stone floor, wall mounted gas boiler, double glazed sash window.

#### Kitchen :

10'6" x 16'8" (3.22 x 5.09)

Matching wall and base cabinets, Belfast style sink, feature fireplace housing Master Range Cooker, integrated dishwasher, integrated microwave, space for American Style Fridge/freezer, granite work surfaces, breakfast bar, extractor fan, flagstone floor, beamed ceiling, double glazed window to rear aspect, opening to Dining Room.

#### Dining Room :

10'11" x 12'0" (3.34 x 3.67)

Herringbone pattern vinyl tile flooring, beamed ceiling, double glazed French doors to side, door to Lounge.

#### Main Hallway :

4'0" x 11'9" (1.24 x 3.60)

Flag stone floor, stairs to first floor, understairs cupboard, double glazed French doors to front.

#### Cloakroom :

3'11" x 4'4" (1.21 x 1.33)

Low level WC, pedestal wash hand basin, tiled floor, consumer unit, double glazed window to front aspect.

#### Utility Room :

5'4" x 6'7" (1.65 x 2.03)

Plumbing for washing machine, space for tumble dryer and freezer, wall storage cupboards, built in airing cupboard with hot water tank and shelving, ceramic tiled floor.

#### Gym / Study :

6'8" x 9'9" (2.05 x 2.98)

Telephone point, power points, integral window to Hallway.

#### Living Room :

17'0" x 12'0" (5.19 x 3.67)

Feature fireplace with wood burner, up lighting, double glazed sash window to side aspect, double glazed French doors to front with woodland outlook.

#### First Floor Landing :

6'9" x 6'4" (2.08 x 1.94)

#### Master Bedroom :

13'1" x 12'0" (4.00 x 3.68)

Vinyl flooring, two radiators, double glazed sash windows to front and side aspects.

#### En-suite :

2'11" x 8'6" (0.90 x 2.61)

Shower cubicle, Vogue period style WC, Heritage pedestal wash hand basin, towel radiator, tiled walls, tiled floor, extractor fan.

### Bedroom 2 :

10'6" x 16'11" (3.22 x 5.17)

Partial decorative wood paneling to walls, two Velux sky lights, radiator,

### Family Bathroom :

6'9" x 10'0" (2.06 x 3.05)

Modern freestanding bath, shower cubicle, low level WC, pedestal wash hand basin, tiled walls, tiled floor, towel radiator, access to loft space.

### Bedroom 3 :

10'8" x 11'11" (3.27 x 3.64)

Radiator, access to loft space, double glazed sash window to side aspect.

### Bedroom 4 :

10'5" x 16'9" (3.20 x 5.12)

Two Velux sky lights, radiator,

### Outside :

Extensive gardens lie to the front and side of the property, off road parking for numerous vehicles, summer house and shed, patio adjacent to the property, mature conifer trees, covered well.



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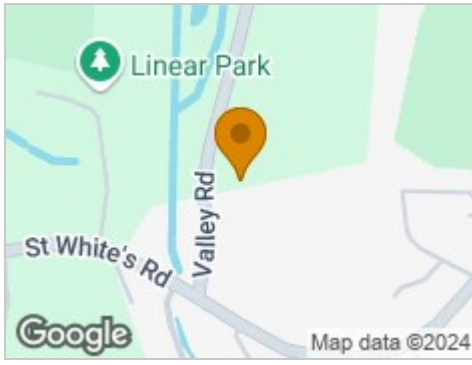
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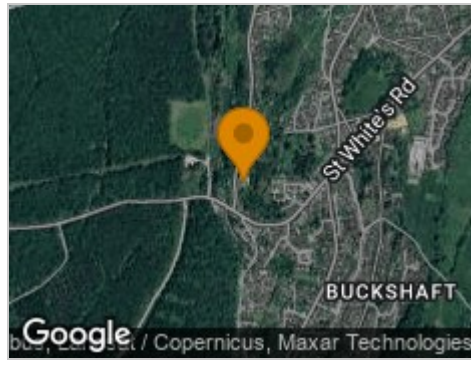
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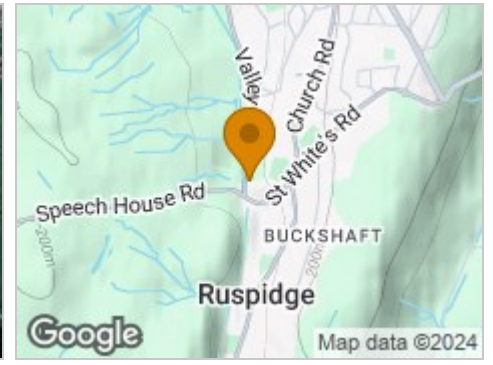
## Road Map



## 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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