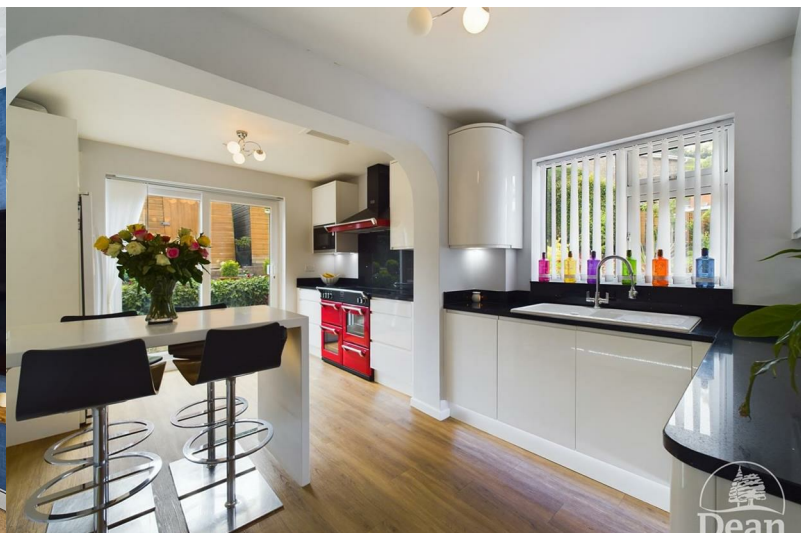




## Nourse Place

Mitcheldean, GL17 0JU

Asking Price £325,000

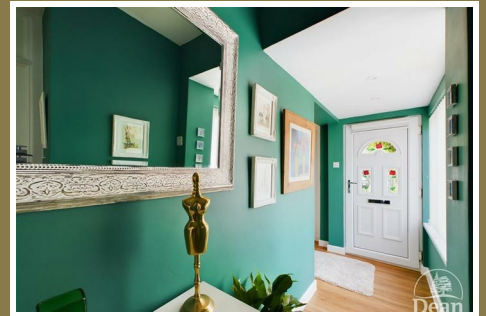




\*\*\* VIRTUAL TOUR AVAILABLE \*\*\* VIEWING IS A MUST \*\*\*

Main photo shows rear view.

Dean Estate agents are pleased to offer for sale this extremely well presented and maintained property. The property has a light and airy lounge with wood burning stove, utility/cloakroom, separate dining room with twin doors to the garden, a high gloss white kitchen with integrated appliances, 3 bedrooms and white family bathroom. Beautiful maintained gardens to the rear with patio adjacent to the house which is a real sun trap and views of the hillside in the background. There are 3 sheds and a greenhouse, a Cotswold stone drying area, gas heating, double glazing and garage en-bloc.



#### Entrance Hallway :

6'7" x 6'11" (2.01 x 2.12)

Entered via UPVC door, double glazed window to side aspect, luxury vinyl tile flooring, storage cupboard, radiator, stairs to first floor landing.

#### Lounge :

15'6" x 11'9" (4.74 x 3.60)

Double glazed window to front aspect, wood burning stove, radiator.

#### Utility / Cloakroom :

5'10" x 5'5" (1.79 x 1.66)

Plumbing for washing machine, space for tumble dryer, vanity wash hand basin, low level WC, double glazed windows to side and rear aspects, luxury vinyl tile flooring, extractor fan, radiator.

#### Kitchen :

10'10" x 15'9" (3.31 x 4.81)

High gloss white wall and base cabinets, Stoves electric cooker, extractor hood, integrated dishwasher, microwave, American style fridge freezer, 1.5 bowl sink unit, pull out rack, corner carousel, granite worktops and splash backs,

breakfast bar, walk in cupboard, luxury vinyl tile flooring, twin paneled radiator, double glazed patio doors to side aspect.

#### Dining Room :

11'9" x 7'9" (3.60 x 2.37)

Double glazed patio doors to rear aspect over looking the garden, radiator.

#### First Floor Landing :

8'1" x 5'9" (2.48 x 1.77)

Cupboard with gas boiler, access to loft space, double glazed window to side aspect.

#### Bedroom 1 :

14'8" x 8'5" (4.49 x 2.58)

Double glazed window to front aspect, radiator.

#### Bedroom 2 :

11'2" x 8'2" (3.41 x 2.50)

Built in wardrobes with sliding mirrored doors, double glazed window to rear aspect, radiator.

#### Bedroom 3 :

11'10" x 6'5" (3.62 x 1.96)

Built in over stairs cupboard, double glazed window to front aspect, radiator.

**Bathroom :**

5'6" x 6'7" (1.69 x 2.03)

Bath with shower over, low level WC in combined unit with wash hand basin, part tiled walls, vinyl flooring, double glazed window to rear aspect, radiator.

**Outside :**

Front - Open plan south west facing garden with pedestrian access to the rear on both sides. Single garage plus off road parking for two vehicles. LED security lighting to front and

side of property.

Rear - Patio, water pond, lawned garden, stepping stones, green house, 3 garden sheds, views of the countryside, raised gravel area with washing line, outside water tap and electric power point.



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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



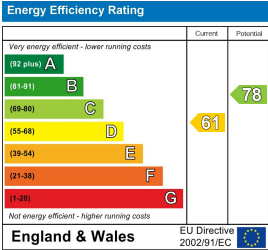
Floor Plan



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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