



## St. Whites Road Cinderford, GL14 3DQ

£395,000





\*\*\*VIRTUAL TOUR AVAILABLE\*\*\*VIEWING RECOMMENDED\*\*\*IMMACULATE CONDITION\*\*\*

DEAN ESTATE AGENTS are thrilled to offer "for sale" this extremely well presented detached house, built in 1928, which offers a perfect blend of character and modern living. With four spacious reception rooms, this property provides ample space for both relaxation and entertaining, making it an ideal family home.

The residence boasts a master bedroom with en-suite to the ground floor, 3 further well-proportioned bedrooms to the first floor, ensuring that there is plenty of room for family members or guests. The two bathrooms and separate cloakroom add convenience, catering to the needs of a busy household.

Outside, to the front the property features parking for up to three vehicles, a valuable asset in today's busy world. To the rear is a generous well maintained lawned garden with a large patio, flower and shrub borders and garden shed. The surrounding area is known for its picturesque scenery and community spirit, making it a wonderful place to call home.

This property is a rare find, combining the charm of its era with the practicality required for modern living. Whether you are looking for a family home or a peaceful retreat, this house on St. Whites Road is sure to impress.



#### Entrance Hallway :

7'3" x 13'5" (2.23 x 4.11)

Door to utility room, tiled floor, wall and base storage units, plumbing for washing machine, radiator, two skylights, glazed door to hallway, and twin glazed doors to conservatory.

#### Conservatory :

5'0" x 12'3" (1.53 x 3.74)

Tiled floor, base storage units, double glazed door and window to garden.

#### Cloakroom :

4'7" x 2'10" (1.42 x 0.88)

Low level WC, vanity wash hand basin, extractor fan, tiled walls and floor.

#### Master Bedroom :

13'5" x 10'1" (4.10 x 3.09)

Luxury vinyl tile flooring, fitted bedroom furniture, double glazed window to garden, radiator.

#### En-suite :

9'9" x 2'10" (2.98 x 0.87)

Shower cubicle, vanity wash hand basin, low level WC, tiled walls, extractor fan, radiator, luxury vinyl tile flooring.

#### Main Hallway :

11'8" x 8'5" (3.57 x 2.58)

Laminate flooring, stairs to first floor, understairs recess, radiator.

#### Kitchen :

11'10" x 8'2" (3.61 x 2.51)

Fitted with matching wall and base cabinets, integrated fridge, dishwasher, ceramic hob, extractor hood, eye level oven and grill. Larder cupboard, glass display cabinet, sink unit, tiled splash backs, vinyl flooring, two double glazed windows to side aspect, integral window to utility room.

#### Lounge :

14'9" x 12'9" (4.52 x 3.89)

Double glazed windows to front and side aspects, feature fireplace, radiator.

#### Sitting Room :

14'8" x 14'9" (4.49 x 4.51)

Double glazed window to front aspect, feature fireplace, vertical radiator, wall lights, laminate flooring, radiator.

#### Dining Room :

11'11" x 10'5" (3.64 x 3.20)

Laminate flooring, radiator, French doors to conservatory.

#### First Floor Landing :

3'4" x 5'10" (1.03 x 1.79)

Double glazed window to rear aspect.

#### Bedroom 2 :

14'6" x 13'6" (4.42 x 4.12)

Double glazed window to front aspect, radiator, loft access.

Tel: 01594 825574

### Bedroom 3 :

7'11" x 10'4" (2.43 x 3.15)

Double glazed window to rear aspect, laminate flooring, built in wardrobes, access to eaves storage.

### Bedroom 4 :

13'10" x 6'11" (4.23 x 2.12)

Double glazed window to front aspect, radiator, access to eaves storage.

### Bathroom :

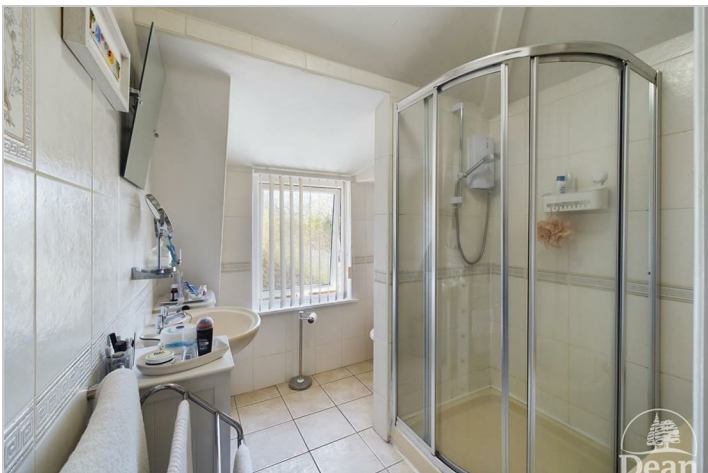
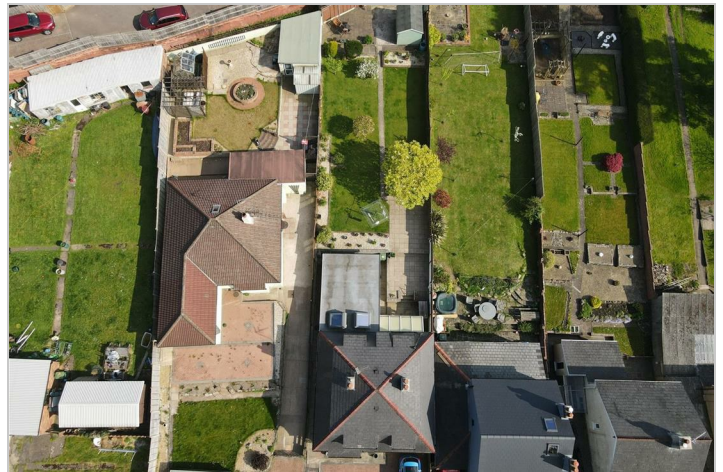
11'9" x 6'10" (3.60 x 2.10)

Bath, shower cubicle, low level WC, wash hand basin, tiled walls, tiled floor, double glazed window to rear aspect.

### Outside :

To the front of the property is off road parking for numerous vehicles with side gate access to the rear.

There is an extremely well tended large garden to the rear of the property, with various mature shrubs and trees, a large patio area, lawned gardens, flower and shrub borders, shed and a further patio adjacent to the rear boundary.



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PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. Please ask a member of our team for any help required before committing to purchase a property and incurring expense.



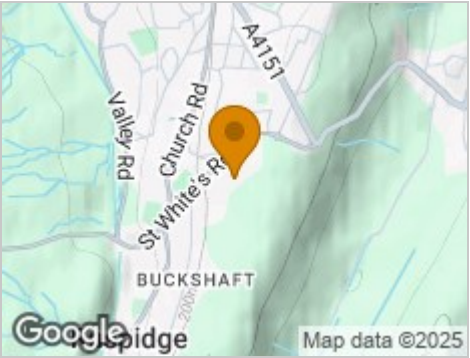
Road Map



Hybrid Map



Terrain Map



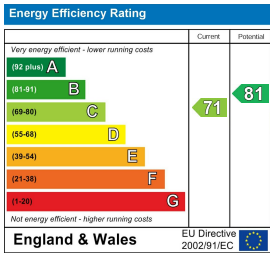
Floor Plan



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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