



Woodville Road

Cinderford, GL14 2AY

£620,000



Dean Estate Agents are thrilled to advertise 'For Sale' this superbly presented and tastefully decorated spacious detached family home, set in a sought after location, within easy reach of Cinderford Town Centre, woodland walks and cycle trails.

The property benefits from entrance porch, entrance hallway, superb fitted kitchen / diner, office, lounge, utility room, cloakroom, master bedroom with en-suite, three further bedrooms, 4 piece white bathroom suite, down lighters throughout, gas central heating and double glazing with views from the rear of the property.

Outside is off road parking for numerous vehicles to include camper van, commercial vehicles etc, The garage, storage room, gym was formerly an annexe which could easily be reverted, enclosed rear landscaped garden with timber built bar and a hot tub room.

The property is ideal for a family or dual family living.



Entrance Porch :

4'9" x 6'3" (1.47 x 1.91)

Double glazed door and side screen to front, full length double glazed window to side, tiled floor, built in cupboard, radiator, glazed door to Hallway.

Entrance Hall :

13'5" x 6'0" (4.10 x 1.85)

Stairs to first floor, built in understairs cupboard, radiator, part wood paneling, down lighters.

Kitchen / Diner :

21'7" x 13'3" (6.59 x 4.05)

Two tone matching wall and base units, integrated dishwasher, fridge, double oven and grill, 5 ring gas hob, extractor hood, pan drawers, breakfast bar, one and half sink unit, laminate flooring, down lighters, glazed doors to hallway and utility room.

Dining Area : Feature brick fireplace with wood burner, wall lights, radiator, two double glazed sash windows to front aspect.

Office :

13'6" x 13'9" (4.12 x 4.20)

Two double glazed sash windows to front aspect, feature fireplace with wood burner, display cabinets to either side of chimney breast, wall lights, laminate flooring, glazed doors to hallway and lounge.

Lounge :

17'9" x 15'10" (5.42 x 4.83)

Feature electric fire, fitted tv unit and display alcoves, radiator, double glazed window to side and large double glazed sliding patio doors to rear, glazed door to hallway.

Utility Room :

17'10" x 7'6" (5.46 x 2.31)

Matching wall and base storage units, sink unit, plumbing to washing machine, space for American style fridge, double glazed door to rear garden, radiator, laminate flooring. Door to Garage.

Cloakroom :

6'9" x 3'0" (2.08 x 0.92)

Combined wash basin and toilet, Velux roof window, extractor fan, towel radiator.

Garage :

29'3" x 15'7" (8.93 x 4.76)

Insulated twin steel doors to front, built in cupboard, large wall mounted gas boiler and central heating controls, radiator, sky light. Door to storage room and Gym.

Storage Room :

20'8" x 8'7" (6.32 x 2.64)

Double glazed door to outside, double glazed window to rear, radiator, sky light, door to Gym.

Gym :

14'0" x 9'6" (4.27 x 2.92)

Double glazed window to rear, radiator.

Agents Note:

The garage, store room and gym was formerly an annexe.

First Floor Landing :

10'2" x 6'0" (3.11 x 1.83)

Split level, radiator, double glazed sash window to front, radiator, loft access with ladder and part boarded.

Master Bedroom :

18'0" x 11'8" (5.50 x 3.57)

High vaulted ceiling with sky light and down lighters, radiator and double glazed window to rear aspect with far reaching views.

En-suite :

12'9" x 4'1" (3.90 x 1.27)

Shower enclosure, fitted bathroom cabinets, vanity wash basin, low level WC, water proof wall panels, extractor fan, sky light. electric towel radiator and period style radiator.

Bedroom 2 :

13'7" x 13'10" (4.15 x 4.23)

Fitted unit and hanging rail, radiator, double glazed sash window to front, natural stripped wooden door.

Bedroom 3 :

11'2" x 13'4" (3.42 x 4.08)

Double glazed sash window to front, radiator, natural stripped wooden door.

Bedroom 4 :

9'9" x 13'3" (2.99 x 4.04)

Double glazed window to rear, radiator, natural stripped wooden door.

Family Bathroom :

6'9" x 10'11" (2.07 x 3.35)

White suite P shaped bath with shower over, fitted bathroom cabinet, bathroom suite unit with basin and toilet, double glazed window to rear, built in cupboard, part tiled walls, laminate floor, towel radiator, loft access.

Outside :

Front : Vehicular gate and pedestrian gate gives access to the paved block driveway providing parking for numerous vehicles including camper van, cars and commercial vehicles. outside water tap.

Rear: Raised paved seating area adjacent to the property with shallow steps leading down to the gardens and central patio area. There is a lawn and mature rockery with various shrubs and perennials, paved and grey pea pebble pathways. Wooden garden shed, pergola, wildlife pond.

Timber built Bar housing a hot tub : power and light, double glazed French doors to front and double glazed window to either side and a sky light. The hot tub can be used inside or outside as it is on rollers which extend to the outdoors via a roller garage door.

There is outside lighting and water tap



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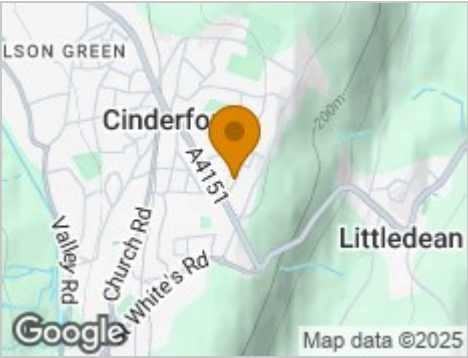
Road Map



Hybrid Map



Terrain Map



Floor Plan

Floor 0 Building 1

Floor 1 Building 1

Floor 0 Building 2

Approximate total area⁽¹⁾

3006 ft²

279.2 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

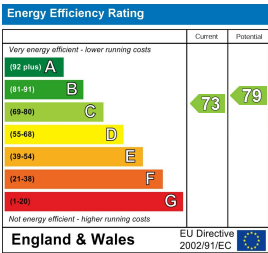
Calculations are based on RICS IPMS 3C standard.

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Viewing

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Energy Efficiency Graph



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