



## Oakhill Road

Mitcheldean, GL17 0BN

£349,950



Situated on Oakhill Road in the sought after village of Mitcheldean, this delightful detached house, built in 1972, offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this home is ideal for families seeking an accessible location. The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining guests.

The house features two bathrooms, ensuring that morning routines run smoothly for all members of the household. Additionally, the property includes parking for up to three / four vehicles, a valuable asset in this desirable area.

Situated within the catchment area for the highly regarded Dean Magna secondary school and sixth form, this home is perfect for families prioritising education. The village amenities are just a stone's throw away, including a doctors surgery, chemist, library, convenience stores, butchers, take-away's, and recreation ground.

This property presents an excellent opportunity for those looking to settle in a friendly community with easy access to local facilities. With its spacious layout and prime location, this house is not to be missed.



#### Entrance Hallway :

5'0" x 5'9" (1.54 x 1.76)

Entered via double glazed door, radiator, stairs to first floor, half glazed door to Lounge.

#### Lounge :

15'6" x 11'6" (4.74 x 3.51)

Radiator, double glazed window to front aspect with views towards woodland, arch to Dining Room.

#### Dining Room :

11'10" x 7'6" (3.62 x 2.31)

radiator, double glazed sliding patio doors to rear.

#### Inner Lobby :

4'0" x 6'7" (1.23 x 2.03)

Consumer unit.

#### Cloakroom :

6'1" x 2'9" (1.86 x 0.86)

Low level WC, vanity wash hand basin, extractor fan, towel radiator.

#### Utility Room :

7'5" x 6'8" (2.27 x 2.05)

Wall and base cabinets, 1.5 bowl sink unit, plumbing for washing machine and tumble dryer, Halstead gas boiler, strip light.

#### Kitchen :

21'11" x 6'1" (6.69 x 1.86)

Matching wall and base cabinets, breakfast bar, gas hob, oven and grill, plumbing for dishwasher, space for tall fridge and freezer, two radiator, vinyl flooring, double glazed windows to front and rear aspects, double glazed door to the rear garden.

#### Landing :

7'6" x 6'7" (2.31 x 2.02)

Office area with shelving and lighting, built in airing cupboard with radiator and shelving, access to boarded loft space via ladder.

#### Master Bedroom :

12'0" x 7'10" (3.67 x 2.39)

Radiator, TV aerial point, double glazed window to rear aspect with views.

#### En-Suite Shower Room :

7'6" x 6'8" (2.31 x 2.04)

Twin shower cubicle, low level WC, vanity wash hand basin, towel radiator, fixed mirror with light and shelf, extractor fan, vinyl flooring, tiled walls, double glazed window to rear aspect.

#### Bedroom 2 :

8'11" x 14'9" (2.74 x 4.50)

Fitted mirrored wardrobes, two double glazed windows to front aspect with views of Forest

**Bedroom 3 :**

21'11" x 6'1" (6.69 x 1.86)

Two radiators, TV aerial point, double glazed windows to front and rear aspects.

**Bathroom :**

6'5" x 7'8" (1.96 x 2.36)

P shaped bath with shower over, low level WC, vanity wash hand basin, fixed mirror, extractor fan, vinyl flooring, tiled walls, towel radiator, double glazed window to side aspect.

**Outside :**

Front - Driveway providing off road parking for several vehicles, shrubs and rockery, pea gravel area, bin store, outside water tap.  
Rear - Patio adjacent to the property, seating area with box bush, large shed, lawn, various shrubs, enclosed by fencing, outside water tap, lighting, side gate access to the front



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Tenure: We are advised freehold.  
Agents Note: Please contact Dean Estate Agents for an updated brochure if applicable.

Road Map



Hybrid Map



Terrain Map



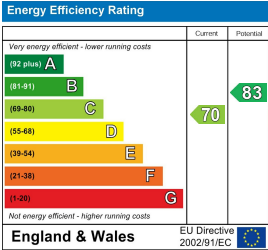
Floor Plan



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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