



## Cross Cottage The Cross

Clearwell, Coleford, GL16 8JT

£439,950



\*\*\*VIRTUAL TOUR AVAILABLE\*\*\*

Dean Estate Agents are delighted to offer to the market this beautifully presented three-bedroom, semi-detached cottage located in the heart of the desirable village of Clearwell.

This delightful cottage features a spacious lounge/diner complete with a charming wood burner and solid oak flooring, a contemporary kitchen equipped with a generous central island, and three well-sized double bedrooms accessible from the sizable first floor landing.

Additionally, there is a modern family bathroom and an appealing, low-maintenance rear garden.

The property includes a substantial two-story outbuilding/garage, which offers potential for various uses, pending the necessary planning permissions.

Cross Cottage is available with no onward chain.



Approach via the front door into:

**Lounge/ Diner:**

19'10" x 18'2" (6.07m x 5.54m)

A large open-plan lounge/diner with double aspect front and side UPVC double glazed windows, three radiators, a feature wood burner, solid oak flooring, a TV point, and stairs leading to the first floor, power and lighting.

**Kitchen:**

13'4" x 13'9" (4.07m x 4.20m)

A fitted modern kitchen with a range of base, wall and drawer units, one and a half sink drainer unit, an integrated dishwasher and washing machine, a range cooker, space for a large fridge/freezer, a large central island, limestone floor, smoke alarm, a radiator, storage cupboard housing the LPG Worcester Bosch boiler, a new consumer unit, side aspect UPVC double-glazed windows, and wooden stable door leading to the rear garden and outbuilding.

**First Floor Landing:**

19'5" x 6'6" (5.93m x 1.99m)

A spacious first floor landing with a double panelled radiator, smoke alarm, loft access (with scope for conversion), power, lighting and telephone point.

**Bedroom One:**

9'8" x 18'4" (2.96m x 5.60m)

A good-sized double bedroom with front aspect UPVC double glazed window and a double panelled radiator, power and lighting.

**Bedroom Two:**

8'4" x 13'8" (2.56m x 4.19m)

Double bedroom with side aspect UPVC double glazed window and a double panelled radiator, power and lighting.

**Bedroom Three:**

10'4" x 11'1" (3.15m x 3.38m)

Double bedroom with side aspect UPVC double glazed window, double panelled radiator and storage cupboard, power and lighting.

**Bathroom:**

7'2" x 6'11" (2.19m x 2.12m)

A family bathroom with W.C, vanity sink unit, bath with a shower over, glass shower screen, tiled flooring and bath section, heated towel rail and side aspect UPVC double glazed frosted window.

**Outbuilding/Garage:**

37'11" x 16'0" (11.58m x 4.90m)

Potential to convert subject to the correct permissions.

**Storage Room:**

13'11" x 16'0" (4.25m x 4.90m)

Good sized storage room with new consumer unit, power, lighting, timber floor and window.

**Second Storage Room:**

6'10" x 16'1" (2.09m x 4.92m)

Small storage area with lighting and stairs to first floor.

**Garage:**

15'10" x 16'9" (4.84m x 5.13m)

Large space currently used as a gym with power, lighting and sliding garage doors to the road.

**Outside:**

To the front of the property, a stone boundary wall with a gate leads to the front entrance. To the side of the property, a gate leads from the road to a low-maintenance slate area and the rear garden and outbuilding. The rear garden is beautifully presented with low-maintenance artificial grass and an attractive, porcelain tiled patio area. The garden has an outdoor power socket and a security light. A wooden gate leads to a storage area housing a log store and LPG gas tank.





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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



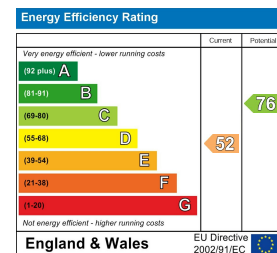
## Floor Plan



## Viewing

Please contact our Coleford Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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