

Parks Road  
Mitcheldean



# Park Road Mitcheldean GL17

- A spacious semi-detached family house in Mitcheldean •
- Enormous potential Large open plan kitchen & dining space •
  - Downstairs WC & Shower room • Lounge •
- Study / Home office • Sun room • 3 bedrooms • Bathroom •
- Private driveway for multiple cars • Large rear garden, terrace and patio •

## A fabulous spacious semi-detached family house in the village of Mitcheldean

**In summary**, a fabulous spacious family home with enormous potential. Has three bedrooms, open plan kitchen & dining space, sun room, two reception rooms, downstairs W.C & shower room, family bathroom, large front private gated driveway for multiple cars and a large rear garden, terrace and patio.

The property is situated in the popular village of Mitcheldean in the heart of the Royal Forest of Dean, a short drive from the River Wye and the picturesque towns of Ross-On-Wye and Monmouth.

The property is in the catchment for Ofsted rated 'Outstanding' secondary school and a selection of popular village primary schools.

The convenient location affords easy access to Cheltenham, Gloucester, Bristol, Birmingham and Cardiff whilst being surrounded by some of the best countryside that England has to offer. The Royal Forest of Dean is home to stunning walks and nestled between the River Wye and the Severn.

**Vendors' comments** *"It's been my home for just over 20 years and has been a perfect place for me to enjoy all that the Forest of Dean has to offer, but at the same time, it has easy access to motorways which lead to Bristol, Cardiff and Birmingham very easily. Mitcheldean is a peaceful and tranquil village with excellent local amenities."*

**This fabulous semi-detached property** benefits from a large gated private driveway. The property enjoys gas central heating and double glazed windows throughout.

**The lounge** is positioned to the front of the house off the hallway. This spacious room has a large window to attract plenty of light. The floor is wood laminate.

**The kitchen & dining space** is a large modern and open space. This lovely room has plenty of storage, with grey kitchen units, a fireplace feature and large storage cupboard. This room has direct access to the sun-room. The floor has lino tiles.

**The sun room** is a large room which is part brick build and lot's of large windows to the ceiling to attract lots of natural light. The room is carpeted, and there are double patio doors for direct access to the large rear terrace and garden. This is the perfect space to unwind on a sunny day.

**The second reception** is located hallway. This room could be used in a number of ways; a study / home office / bedroom or snug. This room has a window, and a door out to the side of the house. The floor is carpeted and direct access to the W.C & shower room.

**The W.C & shower room** is located off second reception room. This space is bright and has a large shower cubicle with an electric shower.

**The landing** is light and leads you to the three bedrooms and family bathroom. The flooring is carpeted flowing from the staircase, and there is a large airing cupboard and additional cupboard for extra storage.

**Bedroom 2** is large double bedroom. The room benefits from a large window looking out to the front of the property and the floor is carpeted.

**The family bathroom** has a white suite with a large separate corner shower. The room benefits from two windows to create a light space. The walls are half tiled and the floor is lino tiled.

**The primary bedroom** is a large space. Benefiting from built-in wardrobes and cupboards along one side of the room. The large window looks out over the large private garden and lovely views in the distance. The floor is carpeted.

**The private rear garden** is a large private space. There is a wooden terrace which can be access from the sun-room. Has a large lawned area and concrete patio space to the rear. A great garden for entertaining guests. The garden continues on round to the side and front of the house which is a large private driveway for multiple cars with double wooden gates.

**Broadband connectivity:** Ultra fast.

**Mobile coverage:** 4G voice & data.

**Council Tax:** B.

**Tenure:** Freehold.

## LOCATION:

### Perfectly situated in the heart of the Forest of Dean

The popular village of Mitcheldean is situated in the heart of the Forest of Dean which is home to some of the finest countryside in England. The location is nestled between the river Wye and the river Severn and has an abundance of stunning walks and outdoor activities including Go Ape, river cruises, canoeing and white water rafting.

The Forest of Dean is perfectly situated to access many major towns and cities. A short drive from Coleford, Ross-on-Wye and Monmouth and easy accessible to Gloucester, Cheltenham, Bristol, Birmingham and Cardiff.

The Forest of Dean is perfect for those who enjoy the countryside and all that nature offers as well as being conveniently located to major towns and cities for commuters. This area affords people the best of both worlds both work and play. There are many fantastic restaurants and local pubs as well plenty of local artisan shops.

ROSS ON WYE - 5 MILES  
COLEFORD - 8.5 MILES  
MONMOUTH - 14 MILES  
LYDNEY - 13 MILES  
GLOUCESTER - 13 MILES  
CHELTENHAM - 20 MILES  
BRISTOL - 47 MILES

All distances are approximate





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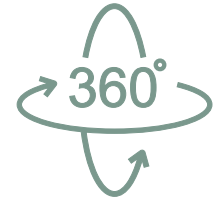






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VIRTUAL TOUR



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GROSS INTERNAL AREA  
 FLOOR 1: 694 sq ft, 64.48 m<sup>2</sup>, FLOOR 2: 540 sq ft, 50.16 m<sup>2</sup>  
 EXCLUDED AREAS: PORCH: 302 sq ft, 28.03 m<sup>2</sup>, DRIVEWAY: 321 sq ft, 29.78 m<sup>2</sup>, PATHWAY: 95 sq ft, 8.81 m<sup>2</sup>, DECK: 180 sq ft, 16.74 m<sup>2</sup>  
 TOTAL: 1234 sq ft, 114.64 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

51 PARKS ROAD,  
 MITCHELDEAN GL17 0DQ  
**Asking price £250,000**

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