

Lamb Lane  
Cinderford









# Lamb Lane Cinderford GL14

- A spacious detached house in the heart of the Forest of Dean •
- 3 double bedrooms (1 x en-suite) • Family bathroom • Spacious lounge and dining area •
- Great size kitchen & separate utility room • Lovely sun room • Large patio area with views •
- Large garage with car port • Private rear garden with an additional double garage •
- Private gated driveway for multiple cars • Quiet Cul-de-sac location in Cinderford •

## A spacious detached house in the heart of the Forest of Dean

**In summary,** a wonderful spacious detached house, with three double bedrooms, a family bathroom, large open plan lounge & dining area, sun room, kitchen, a utility room and family bathroom. This property has a large gated private driveway for multiple cars, a patio area, large garage with car port, a private rear garden and 2 further garages. The property also has planning permission for a garage. The property is situated in the popular town of Cinderford in the heart of the Forest of Dean, a short drive from the river Wye, the river Severn and the picturesque towns of Coleford, Ross-On-Wye and Monmouth.

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 Forest of Dean is home to stunning walks and nestled between the river Wye and the river Severn.

**Vendors' comments** "We have lived at the house for many years, watching our children grow up and enjoying life within a lovely community. The house has given us so much joy and we have spent many a summer evening on the terrace enjoying the lovely views."

**The entrance hall** welcomes you into this spacious house, this space leads you to a bedroom, kitchen, utility room, bathroom and the large open plan lounge and dining area.

**The Primary bedroom** is off the entrance hall and looking out over the front of the house. This spacious room is a large double bedroom with an **en-suite shower room**, is carpeted and large enough to accommodate a wardrobe and chest of drawers.

**The kitchen** is accessed from the hallway. This large room has plenty of storage space with wooden units. With access to the rear porch to the side of the house and benefiting from large windows attracting natural daylight. The room is large enough to accommodate a small table and chairs. There is wooden laminate flooring and the combi-boiler is housed here.

**The utility room** flows from the hallway. This useful space can house a washing machine and tumble dryer and has a Belfast sink and plenty of worktop space with units for storage. There is a door to gain access to the side of the house. There is painted wooden flooring and a window.

**The lounge and dining space** is a very large room. Attracting plenty of natural light from the large window

to the rear and the large windows from the adjoining sun room off the lounge area. This spacious room is large enough for a family dining table and chairs, ideal for any size family get togethers. There is a spacious lounge with a wood burner and stone built surround feature. The flooring is carpeted.

**The sun room** is accessed directly from the lounge. This bright space benefits from large windows and a velux to attract lots of light with fabulous views over the forest and beyond. There is a sliding patio door direct to the front patio. A great space for entertaining with friends.

**The family bathroom** is positioned to the rear of the house off the hallway. This lovely renovated room has a modern suite with a bath tub and separate shower cubicle. There is a toilet, basin and bidet, grey tiled flooring and a window.

**Bedroom 2** looks out over the front, side and rear of the property and enjoys the fabulous views across the forest. This spacious double bedroom has cupboard space set into the eaves of the roof and enough space for additional storage units. The room has carpeted flooring.

**Bedroom 3** looks out over the front and rear of the property. Another spacious double bedroom with plenty



of space for a wardrobe, chest of drawers and shelving. The room has carpeted flooring and a large window on two sides.

**The rear garden** is accessed via the side of the garage. This space is very private and has lovely views. There is a double garage to the rear and a green house.

**The patio and gated driveway** has a large drive to accommodate multiple cars. There is a large garage / workshop and car port. A large tiered patio space which can be accessed from the sun room enjoys wonderful views and enough space for any garden furniture..

**Sq ft size:** 1281 approx square feet.

**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 town of Cinderford 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 - 8.2 MILES

COLEFORD - 6.2 MILES

MONMOUTH - 14 MILES

LYDNEY - 9.1 MILES

GLOUCESTER - 13 MILES

CHELTENHAM - 22 MILES

BRISTOL - 33 MILES

All distances are approximate



























Families Are Like Fudge  
Mostly Sweet  
WITH LOTS OF NUTS

Absolutely  
QUACKERS























































































































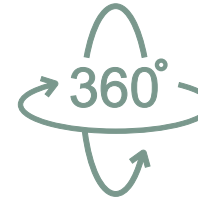
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**Asking price £310,000**

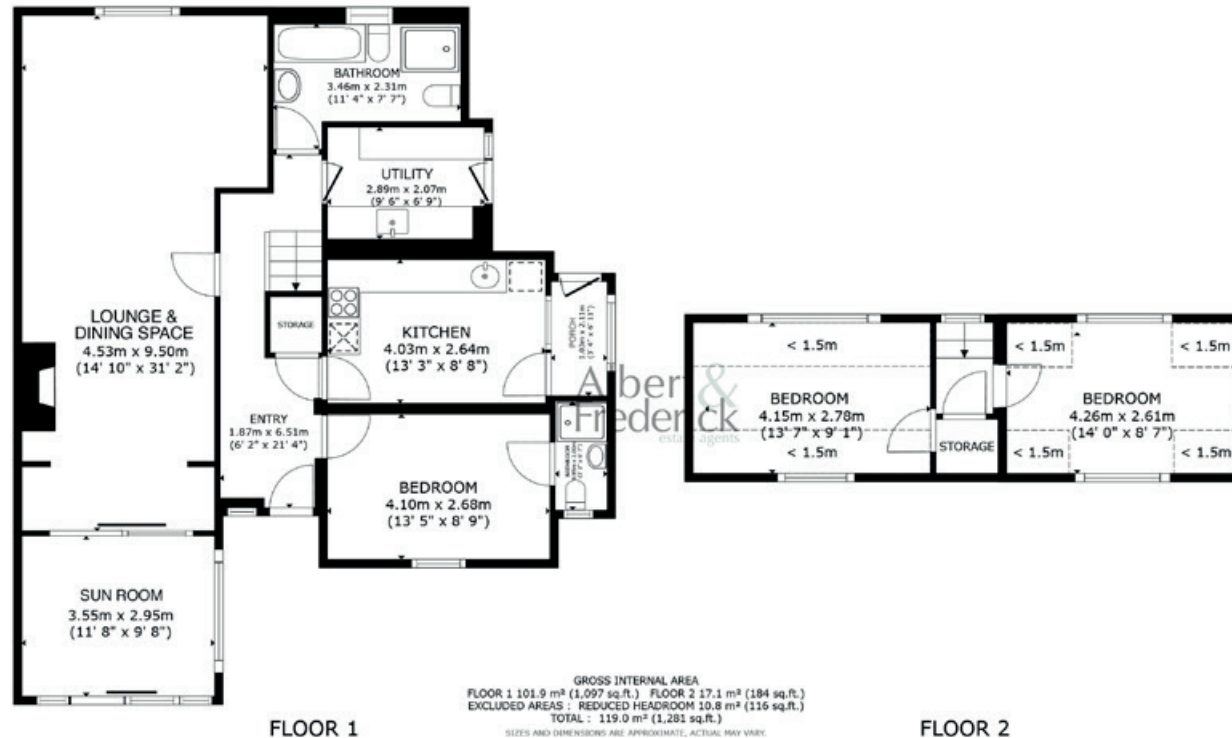
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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