



FREEHOLD

Offers Over £490,000



**PARADU, FOREST ROAD, RUARDEAN WOODSIDE, RUARDEAN,
GLOUCESTERSHIRE, GL17 9XR**

- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- UTILITY/CLOAKROOM
- LARGE SOUTH WESTERLY FACING GARDENS WITH PANORAMIC VIEWS
- PARKING FOR SEVERAL VEHICLES
- EN-SUITE TO MASTER BEDROOM
- CONSERVATORY
- OIL FIRED CENTRAL HEATING
- GARAGE
- SOUGHT AFTER VILLAGE LOCATION

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PARADU, FOREST ROAD, RUARDEAN WOODSIDE, RUARDEAN, GLOUCESTERSHIRE, GL17 9XR

KJT RESIDENTIAL ARE PLEASED TO OFFER FOR SALE A SPACIOUS, FOUR BEDROOMED DETACHED FAMILY HOME WITH PANORAMIC VIEWS ACROSS THE FOREST OF DEAN AND GOOD SIZED SOUTH WEST FACING GARDENS, AMPLE OFF ROAD PARKING AND FAVOURED VILLAGE LOCATION.

The Village of Ruardean Woodside is a popular rural hamlet surrounded by woodland. There is a primary school within walking distance and there are fine views of the Welsh Mountains. The Village of Ruardean is near by and offers a range of amenities to include post office/general store, public house, primary school and doctors surgery. Within the catchment area for the renowned Dene Magna secondary school. Regular bus service to the Market Towns of Ross-on-Wye, Cinderford and the City of Gloucester which is approximately 14 miles away.

A wider range of facilities also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn Crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.

Front door to -

Entrance Hall: Stairs to first floor, understairs storage cupboard, two radiators, wood laminate flooring, window to side, door to -

Utility/Cloakroom: 7' 1" x 5' 11" (2.16m x 1.80m), W.C., wash hand basin, partially tiled walls, worktop, radiator, space for tumble dryer, extractor fan, window to front.

Lounge: 18' 5" x 14' 10" (5.61m x 4.52m), Feature stone fireplace with inset electric fire, two radiators, window to front overlooking the garden, French doors to -

Conservatory: 12' 7" x 12' 4" (3.83m x 3.76m), Dwarf wall constructions with windows to rear and side with panoramic views over open countryside and towards the forest and woodland beyond, tiled flooring, French door to side.



Kitchen: 10' 11" x 6' 10" (3.32m x 2.08m), Fitted with wall and base units providing worktop and storage space, one and a half bowl sink unit, tiled splash-backs, space for electric cooker, space for washing machine, door to understairs storage cupboard, window to rear with far reaching views, feature brick archway leading to -

Dining Room: 17' 7" x 10' 11" (5.36m x 3.32m), Radiator, Worcester oil fired boiler providing central heating and domestic hot water, windows to rear and side with far reaching views.



First floor stairs to -

Split Landing: Access to loft, airing cupboard.

Bedroom One: 13' 2" x 10' 11" (4.01m x 3.32m),
Access to loft, radiator, window to rear with views, door to -

En-suite: 10' 9" x 3' 10" (3.27m x 1.17m), W.C., wash hand basin, double shower cubicle with fitted shower, towel rail radiator, tiling to walls and floor, window to front.

Bedroom Two: 10' 10" x 9' 1" (3.30m x 2.77m),
Radiator, window to rear with views.

Bedroom Three: 10' 10" x 9' 0" (3.30m x 2.74m),
Radiator, window to front.

Bedroom Four: 10' 11" x 7' 0" (3.32m x 2.13m),
Radiator, window to rear with panoramic views.

Family Bathroom: Three-piece suite comprising, W.C., wash hand basin with tiled splash-back, bath with tiled surround and shower over, radiator, part cladding to walls, window to front.

Outside: Wooden five bar gates lead to the driveway providing ample parking and access to the rear of the property from both sides. The large south westerly facing garden has fine views, two garden sheds and a greenhouse.

Services: Mains water and electricity are connected to the property. The heating system and services where applicable have not been tested.



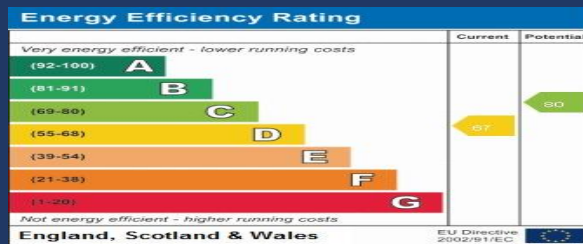
IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

01594 823033

GROUND FLOOR



1ST FLOOR



PASSIONATE
ABOUT
Property
SINCE 1982