



FREEHOLD

£330,000



4 ASH GROVE, MITCHELDEAN, GLOUCESTERSHIRE, GL17 0SE

- **THREE BEDROOMS**
- **KITCHEN**
- **BATHROOM**
- **DOUBLE GLAZING & GAS CENTRAL HEATING**
- **GARAGE & DRIVEWAY PARKING FOR FOUR VEHICLES**
- **LIVING ROOM**
- **UTILITY/SIDE PORCH**
- **BALCONY**
- **PANORAMIC VIEWS TO FRONT ELEVATION**
- **GOOD SIZED GARDENS BACKING ONTO WOODLAND**

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4 ASH GROVE, MITCHELDEAN, GLOUCESTERSHIRE, GL17 0SE

A MUCH IMPROVED AND CONTEMPORARY STYLED THREE BEDROOMED SEMI-DETACHED HOUSE IN A POPULAR LOCATION AND HAVING AN EXCELLENT OUTLOOK.

The popular Village of Mitcheldean offers a range of amenities to include post office/general store, public house, library, primary school, the renowned Dene Magna secondary school and doctors surgery. Regular bus service to the Market Towns of Ross-on-Wye, Cinderford and the City of Gloucester which is approximately 10 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.

Double entrance doors to -

Hall: Under stairs storage cupboard, radiator.

Living Room: 19' 5" x 14' 2" (5.91m x 4.31m), 'L' shaped narrowing to 10'9" (3.27m), windows to front and rear with front having excellent outlook, two radiators and is open plan with -

Kitchen: Fitted at wall and base level providing worktop and storage space, with high gloss units and hardwood worktops, fitted double oven, and hob with hood over, gas boiler for central heating and domestic hot water, sink unit, recessed storage, window to rear, door through to -



Utility Room/Side Reception: Doors to front and rear, plumbing for automatic washing machine and dishwasher, tiled splash-backs.

First floor stairs to landing.

Bedroom One: 12' 6" x 10' 0" (3.81m x 3.05m), Window to front with views, radiator, wall to wall wardrobes with mirror doors, radiator, bamboo flooring.

Bedroom Two: 12' 0" x 9' 3" (3.65m x 2.82m), Wall to wall mirror door wardrobes, radiator, French doors onto decked area accessing garden.



Bedroom Three: 8' 2" x 6' 8" (2.49m x 2.03m),
Window to front with views, radiator.

Bathroom: Three piece suite, tiling to walls, tiling to floor, window to rear, over-bath shower, towel rail radiator,

Garage: Integral with power and light.

Outside: To the front of the property is a parking area leading to integral garage with power and light. Steps with footlights lead to front door and outside seating area with excellent outlook. Rear gardens have decked area with raised water feature and steps lead to tiered gardens, first tier having lawn, vegetable borders and is also accessed via a large decked balcony off Bedroom Two. A pathway leads up to further large lawned area with outstanding outlook over the surrounding countryside and gateway giving direct access to woodland walks.



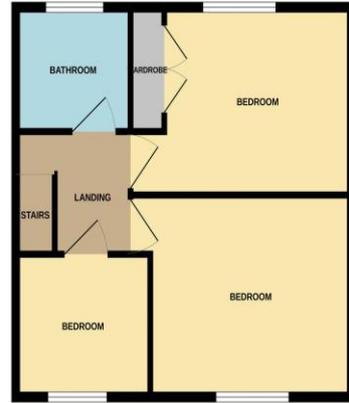
IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition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

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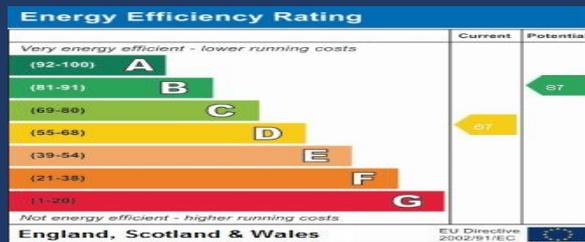
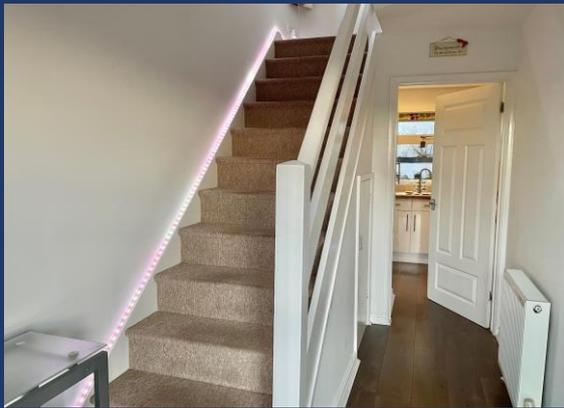
GARAGE

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PASSIONATE
ABOUT
Property
SINCE 1982