



FREEHOLD

£399,950



**23 SPRINGFIELD DRIVE, CINDERFORD, GLOUCESTERSHIRE,
GL14 2TE**

- THREE BEDROOMS
- KITCHEN/DINING ROOM
- FAMILY BATHROOM
- LARGE GARAGE/WORKSHOP BLOCK
- PLEASANT SYLVAN OUTLOOK
- LIVING ROOM
- DOWNSTAIRS W.C.
- GAS CENTRAL HEATING & GEORGIAN STYLE DOUBLE GLAZING
- GOOD SIZED GARDENS
- PLANTATION BLINDS

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23 SPRINGFIELD DRIVE, CINDERFORD, GLOUCESTERSHIRE, GL14 2TE

TASTEFULLY DECORATED AND IMMACULATELY MAINTAINED THREE BEDROOM DETACHED HOUSE BACKING ONTO WOODLANDS IN ONE OF CINDERFORD'S MOST POPULAR LOCATIONS.

The market town of Cinderford offers a range of amenities to include shops, post office, supermarkets, library, health centre, dentist, sports and leisure centre, primary and secondary education and a bus service to Gloucester which is approximately 14 miles away and surrounding areas.

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.

Integral Entrance Porch: Tiled floor, front door with stained glass detail and side panel to -

Hall: Oak flooring, radiator, under-stairs storage cupboard.

Living Room: 25' 3" x 12' 7" (max.) (7.69m x 3.83m), Feature French stone fireplace with wood burning stove and black marble hearth, windows to front and side with Plantation blinds, French doors to rear, radiators.

Kitchen/Breakfast Room: 14' 0" x 10' 10" (4.26m x 3.30m), Fitted at wall and base level with contemporary style units providing worktop and storage space, tiled floor, window to side, boiler cupboard with gas boiler for central heating and domestic hot water, sink unit, plumbing for dishwasher, extractor hood, fitted double oven with integrated 90cm induction hob with extractor hood over, fused glass splash-back.



Rear Hall/Utility Room: Plumbing for washing machine, tiled floor, door to rear, door to -

Downstairs W.C.: Half-tiled walls, W.C., towel rail radiator, window to rear.

First floor stairs to -

Landing: Windows to side and front with Plantation blinds, built-in cupboard.



Bedroom One: 10' 9" x 10' 8" (3.27m x 3.25m),
Window to front with Plantation blinds, radiator, built-in wardrobes.

Bedroom Two: 14' 6" x 8' 0" (4.42m x 2.44m),
Window to rear with views, Plantation blinds, radiator, built-in wardrobes.

Bedroom Three: 10' 7" x 8' 10" (3.22m x 2.69m),
Window to rear with views, Plantation blinds, radiator, built-in wardrobes.

Bathroom: Tiled floor, tiling to walls, window to front, radiator, free standing bath, W.C., wash hand basin, shower cubicle with shower.

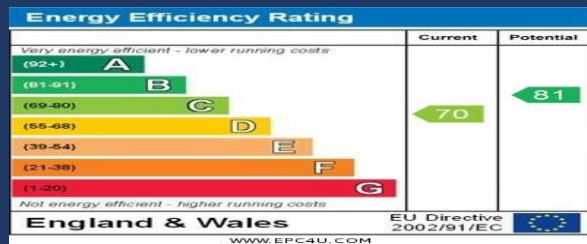
Outside: Attractive gardens to front and rear elevations. Paved driveway, lawned areas and herbaceous borders to front. Rear having large Garage/Workshop being approx. 35' x 11' with power and light. There is a large patio area, lawned areas, herbaceous borders, decked area and log store.

Services: All main services 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.

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