



FREEHOLD

£379,950



**15 WESTERLEY CLOSE, CINDERFORD, GLOUCESTERSHIRE, GL14
3EB**

- THREE BEDROOMS
- DOWNSTAIRS W.C.
- DOUBLE GLAZING
- LARGE GARDENS
- SOUGHT AFTER LOCATION
- LUXURY FITTED KITCHEN/DINER
- GAS CENTRAL HEATING
- FINE VIEWS
- WELL MAINTAINED

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15 WESTERLEY CLOSE, CINDERFORD, GLOUCESTERSHIRE, GL14 3EB

AN IMMACULATELY PRESENTED AND MUCH IMPROVED THREE BEDROOMED DETACHED HOUSE IN ONE OF CINDERFORD'S MOST SOUGHT AFTER LOCATIONS, ALSO HAVING LARGE SOUTH WESTERLY FACING GARDEN AND EXTENSIVE VIEWS TO UPPER ELEVATIONS.

The market town of Cinderford offers a range of amenities to include shops, post office, supermarkets, library, health centre, community hospital, 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.

Entrance door with glazed side panel to -

Hall: Off which is -

Downstairs W.C.: Two piece suite, storage recess.

Living Room: 21' 8" x 10' 11" (6.60m x 3.32m), Window to front, inset fireplace with wood-burning stove, radiators, French doors to decked area.



Dining Room: 10' 10" x 9' 11" (3.30m x 3.02m), Radiator, down-lighters, built-in cupboard.

Conservatory: 12' 8" x 11' 2" (3.86m x 3.40m), Radiator, French doors to decked area, views over the garden.

Kitchen: 17' 7" x 11' 2" (5.36m x 3.40m), Comprehensively fitted at wall and base level with sink unit, double oven, peninsular unit, fitted hob, ample storage, dishwasher, down-lighters, radiator, windows to front and side, door to rear.

Utility Room: Plumbing for automatic washing machine, window to rear.



First floor stairs to -

Galleried Landing: Two windows to front, radiator, loft access.

Bedroom One: 11' 7" x 10' 10" (3.53m x 3.30m),
Window to rear with expansive views, radiator.

Bedroom Two: 10' 10" x 9' 11" (3.30m x 3.02m),
Window to front, fitted wardrobes, radiator.

Bedroom Three: 10' 10" x 6' 8" (3.30m x 2.03m),
Window to rear with extensive views, radiator.

Bathroom: Three piece suite, tiling to walls, shower and window.

Outside: A feature of the property being the gardens and grounds with driveway and turning area, lawned areas and herbaceous borders to front. Rear garden being of excellent size with South Westerly aspect with a large decked area, herbaceous borders, lower patio area and garden shed.

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.

01594 823033



PASSIONATE
ABOUT
Property
SINCE 1982