



**FREEHOLD**

**£425,000**



**18 CULLIMORE VIEW, RUSPIDGE, GLOUCESTERSHIRE, GL14 3HP**

- FOUR BEDROOMS - ONE EN-SUITE
- SHOWER ROOM
- OPEN PLAN KITCHEN/DINER/FAMILY AREA
- GARAGE
- EASY ACCESS INTO FOREST
- DETACHED
- DOWNSTAIRS CLOAKROOM
- CONSERVATORY
- GARDENS
- POPULAR CUL-DE-SAC LOCATION

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# 18 CULLIMORE VIEW, RUSPIDGE, GLOUCESTERSHIRE, GL14 3HP

**KJT RESIDENTIAL ARE DELIGHTED TO OFFER FOR SALE THIS WELL PRESENTED FOUR BEDROOMED DETACHED PROPERTY SET OVER THREE FLOORS WITH DRIVEWAY, OPEN PLAN KITCHEN/DINER, INTEGRAL GARAGE AND ENCLOSED GARDENS TO REAR, SITUATED IN A CUL-DE-SAC POSITION OVERLOOKING OPEN WOODLAND.**

Ruspidge is a Village to the south of the Town of Cinderford and is surrounded by beautiful woodlands. There is local shopping, schooling and is on a bus route to the Town of Cinderford with a good range of amenities, also to the City of Gloucester which is approx 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.

**Entrance Hall:** Access through to open plan kitchen/diner and stairs to first floor.

**Kitchen/Diner: 12' 6" (Max.) x 23' 11" (3.81m x 7.28m),** Open plan layout with access to dining room, window to side, radiator. Fitted at wall and base level providing ample worktop and storage space, sink unit, space and plumbing for dishwasher, space for cooker, tiled splash-backs, window to side, access through to -

**Utility room:** Space for freestanding American style fridge freezer, space and plumbing for washing machine/dryer, fitted wall and base units, sink unit, door to rear, access through to -

**Cloakroom:** W.C., wash hand basin with vanity unit underneath.



**Storage Room:** Covered storage area with power, lighting and water supply, access through to garage and to outside.

**Garage:** Power and lighting supply, door giving access to driveway.

**First Floor Landing:** Access to Lounge, two bedrooms, conservatory and shower room. Stairs lead up to second floor.

**Lounge: 15' 5" x 11' 11" (4.70m x 3.63m),** Feature fireplace, radiator, windows to front with balconies.



**Bedroom One: 14' 0" x 7' 11" (4.26m x 2.41m),**  
Window to front, radiator.

**Bedroom Two: 12' 0" x 9' 1" (3.65m x 2.77m),**  
Window to rear, radiator.

**Shower Room:** Walk-in shower with tiled splash-backs, W.C., wash hand basin with vanity unit underneath, window to rear, heated towel rail.

**Conservatory: 8' 10" x 6' 9" (2.69m x 2.06m),** A light room to relax in with access out onto rear garden.

**Second Floor Landing:** Access to two further bedrooms.

**Bedroom Three: 13' 5" x 12' 6" (4.09m x 3.81m),**  
Window to rear, radiator.

**Bedroom Four: 9' 7" x 8' 3" (2.92m x 2.51m),** Bay window to front, fitted wardrobes, radiator, access to en-suite.

**En-suite:** Corner shower enclosure with tiled splash-backs, wash hand basin with vanity unit underneath, heated towel rail, window to rear.

**Outside:** To the front of the property there is a driveway providing parking and a gravelled area with a variety of shrubs enclosed by fencing. There is access around the side of the property to the rear garden which has decking leading out from the Conservatory, providing excellent entertaining space, well maintained lawned area with a variety of trees and shrubs enclosed by fencing.

**Services:** Mains electric, water and drainage 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  
653 sq.ft. (61.6 sq.m.) approx.



1ST FLOOR  
857 sq.ft. (79.6 sq.m.) approx.

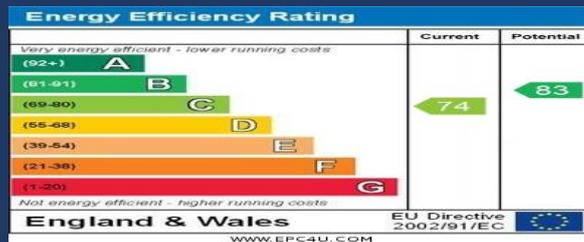


2ND FLOOR  
315 sq.ft. (29.2 sq.m.) approx.



TOTAL FLOOR AREA: 1834 sq.ft. (170.4 sq.m.) approx.

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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ABOUT  
*Property*  
SINCE 1982