



**FREEHOLD**

**£360,000**



## **12B CAUSEWAY ROAD, CINDERFORD, GLOUCESTERSHIRE, GL14 2QX**

- FOUR BEDROOMS (ONE EN-SUITE)
- KITCHEN/DINER OPENING TO STUNNING FAMILY ROOM WITH BI-FOLD DOORS
- GAS CENTRAL HEATING WITH UNDER-FLOOR HEATING DOWNSTAIRS
- AMPLE OFF ROAD PARKING
- LOUNGE
- UTILITY ROOM
- DOWNSTAIRS CLOAKROOM
- FAMILY BATHROOM
- DOUBLE GLAZING THROUGHOUT
- LOVELY SETTING OPPOSITE THE WOODS WITH PRIVATE REAR GARDENS

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## 12B CAUSEWAY ROAD, CINDERFORD, GLOUCESTERSHIRE, GL14 2QX

**KJT ARE EXCITED TO SHOWCASE THIS STUNNING FOUR BEDROOM MODERN HOUSE BUILT TO AN EXCEPTIONALLY HIGH STANDARD AND SITUATED CLOSE TO THE WOODS WITH VIEWS TO THE REAR. THE PROPERTY CARRIES THE REMAINDER OF A 10 YEAR BUILDING GUARANTEE.**

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.

UPVC glass door gives access to a porch which is half glazed and has a tiled floor.

Beautifully coloured composite door to -

**Living Room: 13' 5" x 17' 9" (4.08m x 5.4m),** Window to front, T.V. aerial point, under-floor heating, down lighting, opening to -

**Hallway:** Stairs off, storage cupboard, tiled floor, door to -

**Utility room: 7' 0" x 5' 5" (2.14m x 1.65m),** Tiled floor, worktop with space under for automatic washing machine and tumble dryer, wall mounted store units, wall mounted Worcester boiler providing central heating and domestic hot water, half glazed door to outside.



**Cloakroom: 7' 0" x 5' 4" (2.13m x 1.62m),** Suite comprising low level W.C., wash hand basin, tiled floor, window.

Off hall, door to -

**Kitchen/Diner: 12' 11" x 17' 7" (3.94m x 5.36m),** Beautifully arranged room. The stunning kitchen comprises wall and base units providing ample worktop and storage space, one and a half bowl sink with mixer tap, integrated microwave and dishwasher, fitted gas hob with extractor over, fitted oven and grill, tiled splash-backs, central island with oak worktop over and wicker baskets for storage under, spotlights, space for fridge, space for dining table, oak steps down to -





**Family Room: 10' 9" x 17' 1" (3.27m x 5.21m),** Feature part panelled walls, tiled floor, skylights, T.V. aerial, spotlights, bifold doors to outside.

**First Floor Landing:** Galleried landing, spotlights, access to loft via pull down ladder, cupboard with radiator.

**Master Bedroom: 13' 4" x 10' 8" (4.07m x 3.24m),** Window to rear with panoramic views, built-in wardrobe, radiator.

**En-suite:** Suite comprising shower cubicle, low level W.C., vanity wash hand basin with storage under, part tiled walls, tiled floor, radiator, window.

**Bedroom Two: 11' 1" x 8' 6" (3.37m x 2.59m),** Built-in wardrobes, radiator, window to front looking into the woods.

**Bedroom Three: 9' 1" x 8' 11" (2.78m x 2.73m),** Radiator, again - window to front.

**Bedroom Four/Dressing Room: 9' 9" x 4' 9" (2.96m x 1.44m),** Wall to wall fitted wardrobes with hanging shelving, window to rear - again with views.

**Family Bathroom:** Suite in white comprising panelled bath with rain shower over, pedestal wash hand basin low level W.C., part tiled walls, contrasting patterned floor tiles, fitted mirror with light over, two windows, extractor, shaver point.

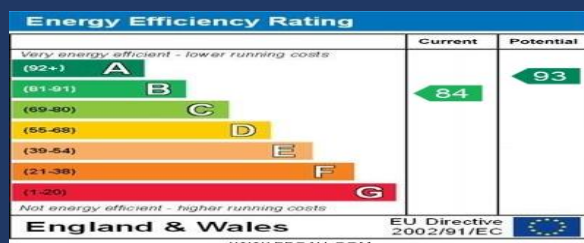
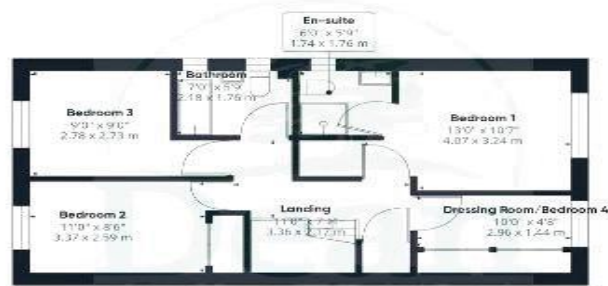
**Outside:** To the front of the property is a driveway providing ample off road parking. There is an uncultivated area (maybe suitable for building a garage), pedestrian access to rear garden which has a patio for outdoor entertaining with a brick built barbeque, lawn with shrub borders, timber shed with power and light. The whole garden is made private with fenced boundaries.

**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**



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