



FREEHOLD

Offers Over £445,000



**16 COOMBE DRIVE, CINDERFORD, GLOUCESTERSHIRE, GL14
3ED**

- FOUR BEDROOMS (TWO EN-SUITE)
- LOUNGE
- ENTRANCE ROOM
- GAS FIRED CENTRAL HEATING
- AMPLE PARKING WITH DRIVE TO FRONT
- FULLY FITTED MODERN KITCHEN/BREAKFAST ROOM
- FAMILY BATHROOM
- UTILITY ROOM
- DOUBLE GLAZING THROUGHOUT
- SUPERB REAR GARDENS WITH STUNNING VIEWS

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16 COOMBE DRIVE, CINDERFORD, GLOUCESTERSHIRE, GL14 3ED

KJT RESIDENTIAL ARE THRILLED TO SHOWCASE THIS STUNNING FOUR BEDROOMED DETACHED CHALET BUNGALOW WHICH HAS BEEN THOROUGHLY MODERNISED TO AN EXCEPTIONALLY HIGH STANDARD FROM THE FRONT GATE TO THE TOP OF THE REAR GARDEN!! THE PROPERTY HAS STUNNING VIEWS AND OFFERS A TRANQUIL LOCATION IN ONE OF THE AREA'S POPULAR RESIDENTIAL LOCATIONS. THIS ONE OF A KIND STYLISH HOME AFFORDS EVERYTHING YOU COULD ASK FOR, A GREAT SIZED KITCHEN/BREAKFAST ROOM FOR ENTERTAINING AND A GARDEN WITH VARIOUS SEATING AREAS TO RELAX AFTER A BUSY DAY!!

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 half glazed door to -

Entrance Room: 10' 8" x 6' 5" (3.26m x 1.96m), Having picture window, tiled floor, radiator. Off this is -

Utility Room: Base units provide storage, granite worktops with moulded sink and mixer tap, granite upstands, plumbing for automatic washing machine, tiled floor, wall mounted Worcester gas boiler supplying central heating and domestic hot water, room for fridge/freezer, access to loft.

Kitchen/Breakfast Room: 16' 7" x 11' 9" (5.05m x 3.59m), Every chef's dream! The owner has articulately thought about every detail in this room. The units are colour coordinated and one wall has a bank of units with two integrated double ovens at eye level with pan drawers under an integral fridge and store units, to the other side of the kitchen, base units provide more storage, there is an integral dishwasher and wine fridge, the worktops are again granite with matching upstands. There is an induction hob (Bosch) with granite splash-back and chimney style extractor over,



A moulded one and a half bowl sink overlooks the garden, there is plinth lighting, ceiling spotlights and tiled floor, to the far end of this room is a seating area for entertaining and French doors to the garden, oak effect flooring, radiator. Off the kitchen is the -

Hallway: Radiator, oak flooring and window.

Lounge: 11' 1" x 10' 4" (3.39m x 3.15m), Picture windows to front with views, the window allows the light to flood in giving this room a lovely airy feel, T.V. point, radiator.

Bedroom Three (currently used as a dining room): 11' 5" x 10' 11" (3.49m x 3.32m), Picture window, radiator.

Bedroom Four: 11' 9" x 9' 6" (3.58m x 2.89m), Picture window to rear, radiator.



Family Bathroom: Beautifully fitted three piece suite comprising panelled bath, low level W.C., sink inset in a vanity unit with storage under, airing cupboard, oak floor, radiator, window with obscure glass.

From the hallway, twist and turn stairs to -

First Floor Landing: Loft hatch.

Master Bedroom: 22' 3" x 17' 7" (6.78m x 5.36m), This room really has the wow factor - there are windows to two aspects, the one to the front has spectacular panoramic views over the rooftops and towards the Forest, the rear window overlooks the garden. There are two great sized double wardrobes as well as under eaves storage, two radiators, spotlighting.

En-suite: Three piece suite in white comprising double shower cubicle, with rain shower attachment, closed flush W.C., sink unit with mixer tap inset in a vanity unit, chrome towel rail, tiled splash-backs, mosaic style floorings, window with obscure glass.

Bedroom Two: 14' 4" x 13' 7" (4.37m x 4.14m), Window to front, again having spectacular views, double wardrobe, fitted display shelving, radiator, spotlighting.

En-suite: The en-suite completely mirrors that of the master bedroom.

Outside: Double gates lead to the property which has a driveway providing off road parking. There is a lawn (artificial grass) and an ornate fish pond, a patio area for sitting and enjoying the surrounds and stone wall flower beds, the whole garden has fence and hedge boundaries which give privacy. Pedestrian access leads to the rear garden where the owners have again, put so much thought into every detail of this garden and there is something for everyone to enjoy. As you walk out of the patio door, there is a patio area, decked steps lead up to a fantastic sized hardwood decked area perfect for outdoor entertaining. The flow of decking continues and more steps lead to a seating area, stylishly surrounded by glass balustrades. on another level there is a lawn with slate stepping stones leading to a patio, here is a summer house (currently used as a gym) with power and light. Further areas of the garden include a vegetable patch and greenhouse, timber shed, further well tended lawns that are bordered with rockeries, seasonal planting, more seating areas with ornamental trees. The garden really is breathtaking and the views are far reaching, the garden is made private by fence and hedge boundaries.



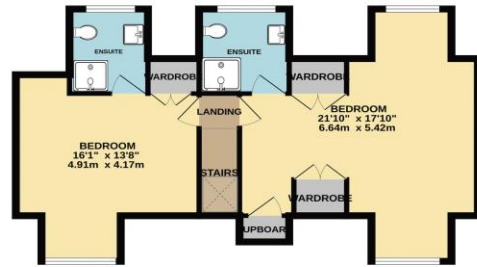
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01594 823033

GROUND FLOOR
1068 sq.ft. (99.2 sq.m.) approx.



1ST FLOOR
597 sq.ft. (55.5 sq.m.) approx.



TOTAL FLOOR AREA : 1665 sq.ft. (154.7 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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PASSIONATE
ABOUT
Property
SINCE 1982