



FREEHOLD

£385,000



**21 FLAXLEY STREET, CINDERFORD, GLOUCESTERSHIRE, GL14
2DT**

- THREE/FOUR BEDROOMS
- FITTED KITCHEN
- DOWNSTAIRS W.C.
- LARGE WORKSHOP, SUMMER HOUSE AND STORE SHED
- UPVC DOUBLE GLAZING & GAS CENTRAL HEATING
- LOVELY LIGHT AND AIRY LIVING ROOM/DINER
- FAMILY BATHROOM
- GARAGE
- PARKING
- GORGEOUS COTTAGE GARDENS AND STUNNING VIEWS

www.kjtresidential.co.uk

21 FLAXLEY STREET, CINDERFORD, GLOUCESTERSHIRE, GL14 2DT

KJT RESIDENTIAL ARE DELIGHTED TO OFFER FOR SALE, THIS DELIGHTFUL CHARACTER COTTAGE BELIEVED TO DATE BACK TO 1840'S, WITH AMAZING VIEWS OVER THE ROOFTOPS AND TOWARDS THE WOODS - THE SUNSETS ARE STUNNING! THE PROPERTY HAD BEEN UPDATED BY THE CURRENT OWNERS AND THEY HAVE EXPOSED A TRADITIONAL OPEN FIRE IN THE LIVING ROOM AND THE GARDENS ARE WELL STOCKED WITH SHRUBS AND FRUIT TREES. THERE IS ALSO PLENTY OF PARKING.

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 Hall: Half glazed entrance door with sidelight windows, window to side wall, radiator, under-stairs store cupboard.

Door to -

Lounge/Dining Room: 25' 7" x 10' 8" (7.81m x 3.26m), Two windows to the front making this a lovely, light, airy room, Inglenook fireplace housing wood burner with wooden mantle over, wooden storage cupboards and shelves to alcoves, two radiators, T.V. point.

Off the hall -

Kitchen: 28' 6" x 7' 1" (8.68m x 2.16m), Modern fitted kitchen, Beech worktops with cupboards and drawer units beneath, with placements for white goods. Includes a Halogen hob with extractor over and a one and a half bowl sink.



To the other side there is a bank of units including an integral multifunction oven and microwave/grill/oven. A double door corner unit provides ample shelving for storage and placement for a washing machine. There is also a walk-in pantry with power and light and a fitted cupboard unit with drawers under. There are two radiators.

Door to -

Craft Room (Potential Bedroom Four): 12' 11" x 12' 0" (3.93m x 3.65m), French doors open onto the garden window to side, radiator.

Off the kitchen, door to inner lobby which leads to -



Downstairs W.C.: Low level W.C., sink, window.

From lobby, door to rear garden.

From the hall, twist and turn stairs to -

First Floor Landing: Window overlooking rear garden.

Bedroom One: 13' 3" x 10' 10" (4.03m x 3.31m), This room has stunning views over the rooftops and to the Forest beyond, radiator, access to loft.

Bedroom Two: 12' 1" x 10' 11" (3.69m x 3.33m), Another room with a view with window to front, radiator.

Bedroom Three: 11' 8" x 7' 3" (3.55m x 2.21m), Window to side, fitted wardrobes that are mirror fronted.

Family Bathroom: Three piece suite in white, comprising low level W.C., pedestal wash basin and panelled bath with shower over, tiled walls, airing cupboard housing gas system boiler and hot water cylinder providing central heating and domestic hot water, radiator, window to side with obscure glass. There is storage shelving behind shower "wall".

Outside: The garden, being approximately 0.25 acres, is truly a stunning part of this property. A drive provides ample off road parking which leads up to a garage. To the front of the property is a lawned area with steps down to another lawn. There are flower beds and rockeries, beautifully stocked with seasonal planting. Further along is another lawn and orchard area with mature fruit trees, there is a large workshop (11' 0" x 9' 2" (3.35m x 2.8m)) with power and lighting, a gravelled area providing more parking and a log store. The garage (18' 1" x 9' 10" (5.5m x 3m)) also has power and light which opens into a store room (5' 11" x 4' 11" (1.8m x 1.5m)) at the far end. There is also a coal shed (5' 9" x 7' 7" (1.75m x 2.3m)). Steps or a gently sloping lawn lead to the top garden where there is a lovely sized lawn dotted with mature shrubs and trees, a cooking apple tree, a summer house with decking to the front, making this a fantastic seating area to watch the stunning sunset after a busy day. The current owners have created a 'fruit cage' to the other end of the garden housing a variety of soft fruits! This garden is a must to view and appreciate all on offer, there are so many different areas, providing something for all ages to enjoy.

Services: All mains services 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



PASSIONATE
ABOUT
Property
SINCE 1982