



FREEHOLD

£298,000



11 PARRAGATE, CINDERFORD, GLOUCESTERSHIRE, GL14 2LT

- FOUR DOUBLE BEDROOMS
- UTILITY ROOM
- PRIVATE REAR GARDEN
- DOWNSTAIRS W.C.

- LARGE OPEN PLAN LIVING AREA
- POTENTIAL FOR ANNEXE
- PARKING FOR MULTIPLE VEHICLES
- GAS CENTRAL HEATING & DOUBLE GLAZING

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11 PARRAGATE, CINDERFORD, GLOUCESTERSHIRE, GL14 2LT

THIS SPACIOUS AND VERSATILE FOUR DOUBLE BEDROOM HOME OFFERS MODERN FAMILY LIVING WITH FLEXIBILITY AND COMFORT IN MIND. SITUATED IN A QUIET RESIDENTIAL AREA, THE PROPERTY BOASTS A GENEROUS OPEN-PLAN LIVING SPACE, IDEAL FOR ENTERTAINING OR RELAXED EVERYDAY LIFE. THERE ARE FOUR DOUBLE BEDROOMS, ALL GENEROUSLY SIZED AND EACH ABLE TO ACCOMMODATE DOUBLE BEDS AND ADDITIONAL FURNISHINGS. THE MASTER BEDROOM MAY INCLUDE AN EN-SUITE OR BUILT-IN WARDROBES DEPENDING ON LAYOUT. THE BRIGHT AND EXPANSIVE OPEN PLAN LIVING AREA INCLUDES KITCHEN, DINING AND LOUNGE AREAS. THERE IS ALSO A POTENTIAL ANNEXE LOCATED ON THE GROUND FLOOR.

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 porch with window to front and door leading on to -

Open Plan Living Area: 17' 1" x 13' 9" (5.2m x 4.2m), Large open plan living area with wood burning stove as the central feature. Window to front and side and stairs off, radiator, glazed doors to -

Kitchen/Dining Room: 13' 9" x 12' 10" (4.2m x 3.9m), Ample worktop and storage space, fitted gas hob, oven and microwave, extractor hood, patio doors to rear, window to rear.

Inner Hall: Off which is a downstairs W.C.



Utility room: 7' 10" x 6' 7" (2.4m x 2m), Radiator, window to rear plumbing for washing machine, half tiled walls, door to -

Double Garage (Tandem): 25' 3" x 7' 10" (7.7m x 2.4m), This could be incorporated with the Utility Room/W.C./Conservatory to make a separate annexe.

Conservatory: 9' 6" x 7' 7" (2.9m x 2.3m), Fully glazed with tiled floor, door to garden, radiator.

Landing:



Bedroom One: 13' 4" x 13' 9" (max) (4.07m x 4.2m), Window to front with views, radiator, En-suite shower and vanity wash hand basin.

Bathroom: 7' 7" x 7' 3" (2.3m x 2.2m), Shower cubicle, W.C., panelled bath, window to side, tiling to walls and floor, radiator.

Separate W.C.: , Half tiled wall, W.C., walk-in storage cupboard.

Bedroom Two: 10' 10" x 9' 6" (3.3m x 2.9m), Radiator, window to rear.

Bedroom Three: 13' 5" x 7' 10" (4.1m x 2.4m), Radiator, window to front with views.

Bedroom Four: 10' 10" x 9' 2" (3.3m x 2.8m), Window to rear with views, radiator.

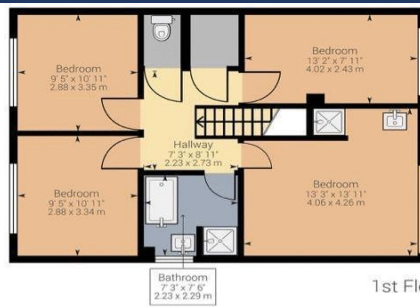
Outside: There is a driveway to the garage, garden area to front and another driveway to the side of the property providing ample parking.

Services: All mains services are connected to the property. The heating system and services where applicable have not been tested.



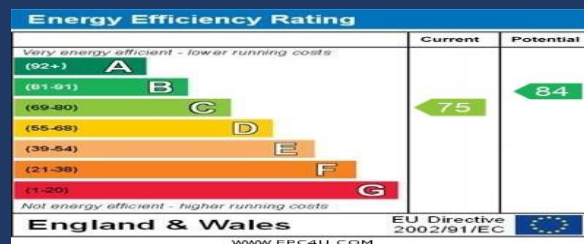
IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

01594 823033



Approximate net internal area: 1330.28 ft² (1666.99 ft²) / 123.59 m² (154.87 m²)
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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ABOUT
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