



The Conifers Prince Crescent
Staunton GL19 3RF



STEVE GOOCH
ESTATE AGENTS | EST 1985

Offers Over £425,000

AN EXCEPTIONALLY WELL MAINTAINED SPACIOUS TWO DOUBLE BEDROOM DETACHED BUNGALOW with MASTER EN-SUITE, TWO RECEPTIONS situated in a VILLAGE LOCATION, GARAGE and OFF ROAD PARKING FOR SIX VEHICLES, all being offered with NO ONWARD CHAIN.

The village of Staunton offers amenities to include school, village store, pet store, village hall, day nursery, doctor's surgery, The Swan Inn Hub, garage/workshop, bus service to surrounding districts and falls within the Newent Community School Catchment area. The village of Staunton is approximately 8 miles north of the City of Gloucester, and about 9 miles from the local market town of Ledbury.

For the commuter access can be gained to the M50 junction 2 approximately 4 miles for connection to the M5 motorway, linking up the Midlands and the North, Wales, London and the South.





Enter the property via UPVC double glazed front door into:

ENTRANCE PORCH

5'5 x 3'0 (1.65m x 0.91m)

Tiled floor, side aspect windows. Glazed wooden door into:

LOUNGE

20'5 x 14'8 (6.22m x 4.47m)

Decorative fireplace housing electric fire, front aspect bay window, two side aspect windows, two radiators, wall light fittings, TV point, dimmer switch lighting, opening through to:

DINING ROOM / POSSIBLE BEDROOM 3

12'2 x 9'9 (3.71m x 2.97m)

Single radiator, dimmer switch lighting, inset spotlights, front aspect bay window.

INNER HALLWAY

19'2 x 3'0 (5.84m x 0.91m)

Spotlighting, single radiator, thermostat control, door to airing cupboard with slatted shelving and storage space, side aspect window. Glazed wooden door into:

KITCHEN / BREAKFAST ROOM

13'4 x 17'0 max (4.06m x 5.18m max)

The kitchen comprises of a range of base and wall mounted units with laminated worktops and tiled splashbacks, integrated appliances to include double oven, four ring halogen hob with extractor fan over, integrated fridge / freezer and dishwasher, one and a half bowl single drainer sink unit with mixer tap, tiled flooring, under unit spotlighting, inset spotlighting, single radiator, side and rear aspect window, glazed wooden door into:

UTILITY (incorporated into kitchen measurement)

5'9 x 5'2 (1.75m x 1.57m)

Base and wall mounted units with laminated worktops and tiled splashbacks, single drainer sink unit with mixer tap, plumbing for washing machine, tiled floor, inset spotlighting, access to roof space, rear aspect window, half glazed UPVC door to the gardens.

MASTER BEDROOM

14'8 x 12'7 (including wardrobe recess) (4.47m x 3.84m (including wardrobe recess))

Built-in bedroom furniture to include four double wardrobes and three sets of chest of drawers, double radiator, side and rear aspect windows. Door to:

EN-SUITE

10'9 x 2'9 (3.28m x 0.84m)

Shower cubicle with inset shower, WC, pedestal wash hand basin, single radiator, fully tiled floor and walls, spotlighting, extractor fan, side aspect frosted window.

BEDROOM 2

10'7 x 11'0 into wardrobe recess (3.23m x 3.35m into wardrobe recess)

Two sets of built-in double wardrobes, TV point, single radiator, side aspect window.

BATHROOM

10'7 x 6'8 (3.23m x 2.03m)

Large sunken bath with mixer tap and shower detachment, WC, pedestal wash hand basin, single radiator, fully tiled floor and walls, inset spotlighting, extractor fan, mirror with light and shaver point, side aspect frosted window.

OUTSIDE

Outside the property to the front, the garden is enclosed by low-level brick walling and wrought iron fencing leading to block paved driveway and turning area suitable for the parking of three vehicles. The front gardens are laid to lawn and have mature beds planted with trees, shrubs and bushes. The block paved driveway continues to a further driveway and parking area to the side of the house for three vehicles. This in turn leads to:

DETACHED SINGLE GARAGE

21'7 x 12'0 (6.58m x 3.66m)

Accessed via up and over door with half glazed pedestrian side door, power and lighting, oil-fired boiler supplying the hot water and central heating, roof storage space.

To the other side of the property, a resin bound pathway leads to the rear gardens which comprise of a resin bound seating area, patio area, flat gardens

laid to lawn with low maintenance borders. Behind the garage is the oil tank. The gardens are enclosed by wood panel fencing and there is an outside tap and outside lighting.

SERVICES

Mains water, electricity and drainage, oil-fired heating.

WATER RATES

Severn Trent - to be confirmed.

LOCAL AUTHORITY

Council Tax Band: E
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE

Freehold.

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From our Newent office, proceed along the B4215 towards Dymock, turning right just after the fire station on to Tewkesbury Road. Proceed along here for approx 4 - 5 miles until reaching the A417. Turn left here towards Staunton into the centre of the village and turn left into Prince Crescent where the property can be found on the right hand side as marked by our 'For Sale' board, just after the turning into Boundary Place.

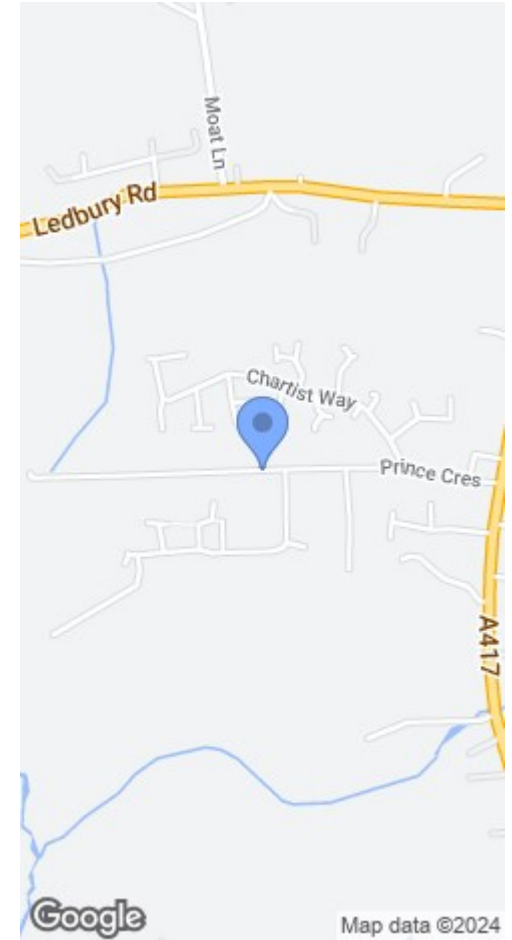
PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2024



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(81-91) A			
(81-91) B				(69-80) B			
(69-80) C				(55-68) C			
(55-68) D				(39-54) D			
(39-54) E				(21-38) E			
(21-38) F				(1-20) F			
(1-20) G				Not environmentally friendly - higher CO ₂ emissions			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			
England & Wales				England & Wales			
		67	78				

MISREPRESENTATION DISCLAIMER

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.



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