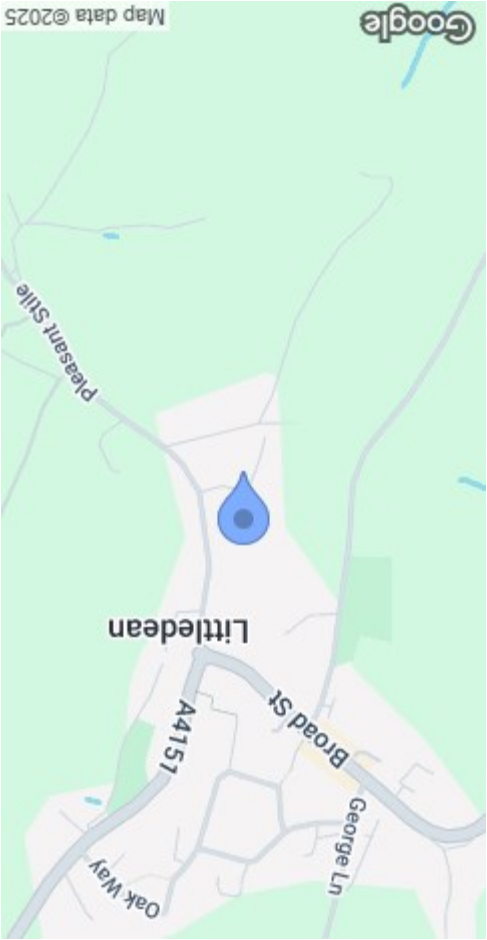


Whilst every attempt has been made to ensure the accuracy of the blueprint contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions in this statement. This plan is for illustrative purposes only and should be 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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Offers In Excess Of £290,000

An IMMACULATLY PRESENTED THREE-BEDROOM DETACHED BUNGALOW, SITUATED IN A QUIET CUL-DE-SAC IN THE POPULAR VILLAGE OF LITTLEDEAN, IN THE HEART OF THE FOREST OF DEAN. This property offers DRIVEWAY PARKING, A SINGLE GARAGE, BEAUTIFULLY MAINTAINED GARDENS, AND WOODLAND WALKS RIGHT ON THE DOORSTEP.

The accommodation comprises ENTRANCE HALL, SIDE PORCH, LOUNGE/DINER, KITCHEN, THREE BEDROOMS and a BATHROOM. The property benefits from GAS-FIRED CENTRAL HEATING and DOUBLE GLAZING.

Littledean Is A Village Located In The Forest Of Dean District Of Gloucestershire, England. It Is Situated Approximately 4 Miles (6.4 Kilometres) Southwest Of The Town Of Cinderford.

The Village Is Home To Several Historic Buildings And Landmarks, Including The 17th-Century Littledean Hall, Which Is A Grade II Listed Building. Littledean Jail, A Former House Of Correction Turned Museum, Is Another Notable Attraction In The Village.

The Village Is Surrounded By Beautiful Countryside And Offers Opportunities For Outdoor Activities. The Nearby Forest Of Dean Provides Ample Trails For Walking, Cycling, And Exploring Nature. The Wye Valley, With Its Stunning Landscapes And The River Wye, Is Also Within Reach.

Littledean Has A Small But Close-Knit Community. It Features A Village Shop, A Primary School, A Church, And A Pub, Which Serve As Important Focal Points For Residents.



Part glazed upvc door to side aspect leads into;

ENTRANCE HALL

Airing cupboard housing the hot water immersion tank, radiator, phone point, laminate wood flooring, Hive central heating controls, doors lead into the Lounge/Diner, Kitchen, Three Bedrooms and Bathroom.

LOUNGE/DINER

23'07 x 12'02 (7.19m x 3.71m)

Feature fireplace with a wooden mantle and stone hearth, tv point, radiators, kitchen serving hatch, windows to the front aspect look out over the attractive front garden and towards hills in the distance.

KITCHEN

9'04 x 8'05 (2.84m x 2.57m)

A fully fitted kitchen with a range of eye and base level units with laminate worktops and a ceramic sink with drainer, pantry cupboard, electric freestanding cooker with induction hob, integral fridge, plumbing for washing machine, radiator, window and door to side aspect leads into;

SIDE PORCH

Of partial upvc and double glazed construction, space for a fridge/freezer, two electric heaters, tiled floor, part glazed upvc door to rear aspect leads to the garden.

BEDROOM ONE

12'05 x 10'11 (3.78m x 3.33m)

A double bedroom with a radiator, window to rear aspect overlooking the garden.

BEDROOM TWO

10'11 x 9'10 (3.33m x 3.00m)

A double bedroom with a radiator, window to rear aspect overlooking the garden.

BEDROOM THREE

8'04 x 7'08 (2.54m x 2.34m)

Radiator, window to side aspect.

BATHROOM

9'03 x 5'05 (2.82m x 1.65m)

A fully fitted modern suite to include a shower cubicle with an electric shower, vanity hand basin unit with low level w.c, heated towel rail, obscured window to side aspect.

SINGLE GARAGE

16'06 x 8'06 (5.03m x 2.59m)

Accessed from the driveway via a power roller door, power and lighting, window to rear aspect.

OUTSIDE

The property benefits from driveway parking for two vehicles, with a carport leading to the attached single garage. The front garden is bordered by a low wall and laurel hedging, and is mostly laid to lawn with well-established bushes and shrubs.

The rear tiered garden is largely enclosed by fencing and features various seating areas that take full advantage of the sun throughout the day, as well as offering pleasant countryside views. Additionally, there is a useful shed and an outdoor tap.

DIRECTIONS

From the Mitcheldean office, proceed down to the mini roundabout and take the first exit. Turn immediately right on to Abenhall Road. Pass Dean Magna School on the right and proceed along bearing right at the Old Gun Mill on the right hand side. Continue to follow this lane until the 'T' junction in Littledean. Turn left and at the mini roundabout turn right. After 200 yards turn right into Dean Crescent. Follow the road to the right where the property can be found on the right hand side.

SERVICES

Mains water, drainage, electricity, gas. Gigaclear in area.

WATER RATES

Severn Trent- Rates to be confirmed.

LOCAL AUTHORITY

Council Tax Band: D
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.

PROPERTY SURVEYS

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

MONEY LAUNDERING REGULATIONS

To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)