



Ben Lea Silver Street
Cinderford GL14 3NN



STEVE GOOCH
ESTATE AGENTS | EST 1985

£315,000

Steve Gooch Estate Agents are delighted to offer for sale this TWO/THREE BEDROOM DETACHED BUNGALOW SITUATED IN THE VILLAGE OF LITTLEDEAN and benefits from OFF ROAD PARKING, ENCLOSED GARDENS and VIEWS TOWARDS FIELDS AND WOODLAND.

The property comprises of ENTRANCE HALL, LOUNGE, CONSERVATORY, DINING ROOM/BEDROOM THREE, TWO FURTHER DOUBLE BEDROOMS and FAMILY BATHROOM.

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.





The property is accessed via a wooden obscure glazed panel door leading into a porch with exposed brickwork and timber clad ceiling. The front door, of obscure upvc construction leads into the:

ENTRANCE HALL

Access to roof space, coving, wall light points, dado rail, double radiator, power points, telephone point, door to airing cupboard with shelving space, hanging hooks and single radiator, wooden effect flooring. Solid timber doors give access to:

LOUNGE

14'09 x 9'09 (4.50m x 2.97m)

Feature imitation fireplace of stone construction with wooden mantle, stone and wood plinth to side, wall light points, coving, double radiator, power points, tv point, set of rear aspect double glazed sliding patio doors opening into the conservatory with views towards fields and woodland in the distance.

CONSERVATORY

16'08 x 7'02 (5.08m x 2.18m)

Dwarf wall construction with upvc double glazed windows to side and rear aspect, pair of upvc double glazed French doors with steps leading down to the garden, glazed roof, power points, radiator, wood effect flooring, tv point, telephone point, double radiator, pair of glazed panel French doors opening into:

DINING ROOM/STUDY

14'04 x 7'09 (4.37m x 2.36m)

Ceiling light, coving, power points, double radiator, side aspect wood grain upvc double glazed window, rear aspect upvc window overlooking the rear garden with far reaching views over fields and woodland.

KITCHEN/BREAKFAST ROOM

12'07 x 9'11 (3.84m x 3.02m)

One and a half bowl single drainer stainless steel sink unit with monobloc mixer tap over, rolled edge worktops, range of base and wall mounted units, tiled surrounds, power points, space for freestanding cooker, filter hood above, integrated fridge, freezer and dishwasher, space for washing machine, gas fired central heating and domestic hot water boiler, directional ceiling spot rail, ceiling pendant, double radiator, side aspect upvc double glazed window overlooking the garden and driveway, front aspect double glazed window overlooking the front garden and driveway.

BEDROOM ONE

9'09 x 10'06 (2.97m x 3.20m)

Wall light points, coving, range of built-in bedroom furniture including two single wardrobes and above bed storage cupboard, dado rail, power points, double radiator, upvc double glazed window overlooking the rear garden with views towards fields and woodland.

BEDROOM TWO

10'06 x 9'05 (3.20m x 2.87m)

Wall lights, coving, range of built-in bedroom furniture including two single wardrobes and above bed storage cupboard, power points, double radiator, front aspect upvc double glazed window overlooking the front garden and parking.

WETROOM

7'04 x 6'11 narrowing to 4'04 (2.24m x 2.11m narrowing to 1.32m)

Ceiling light, extractor fan, non slip flooring, fully tiled walls, white suite with close coupled w.c. pedestal wash hand basin with taps over, mains fed shower fitted, double radiator, shaver point, side aspect upvc double glazed obscure window.

OUTSIDE

At the front, an apron leads to a wooden gate, opening to a parking and turning area suitable for two to three vehicles. The garden here is landscaped with shrubs, bushes, and low-maintenance bark, enclosed by a combination of walling and fencing and benefits outdoor lighting. A paved pathway extends down either side of the property, leading to the rear garden.

In the rear garden, there's a wooden shed equipped with power and lighting. The garden features a lawn and a concrete pathway bordered by flower beds, shrubs, and bushes, along with an additional shed. Steps lead down from the conservatory, providing easy access to the outdoor space.

DIRECTIONS

From the Mitcheldean office, proceed down to the mini roundabout and take the first exit. Turn immediately right on to Abernall 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 approx. 200 yards the property can be found on the right hand side before the turning in to Dean Crescent.

SERVICES

Mains water, drainage, mains electric and gas. Standard Broadband.

WATER RATES

Severn Trent Water Authority- TBC

LOCAL AUTHORITY

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

TENURE

Advised as Freehold

VIEWINGS

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

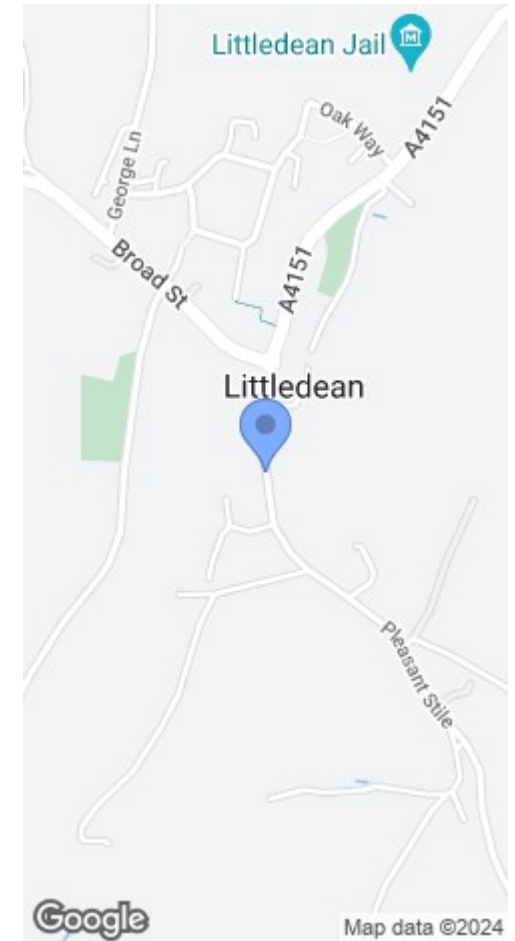
To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)



GROUND FLOOR



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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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			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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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