



50A Littledean Hill Road
Cinderford GL14 2BJ



STEVE GOOCH
ESTATE AGENTS | EST 1985

50A Littledean Hill Road

Cinderford GL14 2BJ

£425,000

Steve Gooch Estate Agents are delighted to offer for sale this FOUR BEDROOM DETACHED BUNGALOW benefitting from DETACHED SINGLE GARAGE, AMPLE OFF ROAD PARKING, ENCLOSED GARDENS, SUPERB FAR REACHING VIEWS, THOUGHTFULLY DESIGNED TO ACCOMMODATE INDIVIDUALS WITH DISABILITIES, FEATURING WHEELCHAIR ACCESSIBILITY, DOUBLE GLAZING, GAS CENTRAL HEATING and is OFFERED WITH NO ONWARD CHAIN.

The property comprises of ENTRANCE HALL, INNER HALLWAY, LOUNGE, DINING ROOM, KITCHEN, BEDROOM ONE WITH ENSUITE, THREE FURTHER BEDROOMS, FAMILY BATHROOM and SEPARATE CLOAKROOM.

Cinderford is a town located in the Forest of Dean district of Gloucestershire. It lies in the eastern part of the Forest of Dean, approximately 10 miles (16 kilometres) east of the city of Gloucester.

Historically, Cinderford was a prominent mining and industrial town, with coal mining being a significant part of its heritage. The town played a vital role in the production and transportation of coal during the height of the mining industry in the area.

Today, Cinderford has transformed into a vibrant town with a diverse range of amenities and attractions. The town centre offers a variety of shops, supermarkets, cafes, and restaurants, providing residents with convenient access to everyday necessities and leisure activities. The town also has community facilities and services, including schools, a library, a leisure centre, and a local market.

Cinderford is surrounded by beautiful woodland areas, making it an excellent base for outdoor enthusiasts. The nearby Forest of Dean offers numerous trails and recreational opportunities, such as walking, cycling, and wildlife spotting. Popular attractions in the area include the Sculpture Trail, Puzzlewood, and the Dean Heritage Centre.



The property is accessed via a upvc canopy style porch. The front door is extra wide with an obscure lead light glazed panel inset with two matching panels to either side. This leads into the:

ENTRANCE HALL

9'10 x 7'07 (3.00m x 2.31m)

Inset ceiling spots, coving, smoke alarm, single radiator, wood laminate flooring, power points, opening into:

LOUNGE

17'00 x 11'04 (5.18m x 3.45m)

Feature fireplace of brick construction with wooden mantle over, tiled hearth, two ceiling lights, coving, double radiator, power points, continuation of the wood laminate flooring, three front aspect upvc double glazed upvc windows with far reaching views over the front garden, valley and the River Severn in the distance, side aspect Juliette style window overlooking the parking area. Opening into:

DINING ROOM

9'09 x 9'08 (2.97m x 2.95m)

Ceiling light, coving, power points, continuation of the wood laminate flooring, pair of upvc glazed panel French doors with ramp access to the rear garden and driveway. Opening into:

KITCHEN

17'01 x 12'00 (5.21m x 3.66m)

Inset ceiling spots, range of base and wall mounted units, quartz worktops and upstands, double Belfast style sink with built-in drainer, tiled surrounds, power points, gas fired central heating and domestic hot water boiler, integrated dishwasher, fridge and freezer, integrated double AEG ovens and plate warmer, island unit with ample storage, AEG induction hob with extractor hood over, useful utility area with space for automatic washing machine, underfloor heating, wood laminate flooring, rear aspect upvc double glazed French door opening out onto the rear garden.

From the Entrance Hall, doors leading into:

CLOAKROOM

White suite with close coupled w.c, corner wall mounted wash hand basin with tiled splashback and taps over, single radiator, ceiling light, extractor fan, coving, continuation of the wood laminate flooring. Opening into:





INNER HALLWAY

12'05 x 11'3 (3.78m x 3.43m)

Two ceiling lights, access to roof space, door giving access to airing cupboard housing the hot water cylinder with slatted shelving space, coving, smoke alarm, single radiator, power points, door to built-in storage cupboard, continuation of the wood laminate flooring, telephone point. Door into:

BEDROOM ONE

14'06 x 11'00 (4.42m x 3.35m)

Ceiling light with ceiling fan, coving, single radiator, t.v point, power points, wood effect laminate flooring, front aspect upvc double glazed window overlooking the front garden with far reaching views over the River Severn, the valley and Westbury Cliff in the distance. Door giving access into the:

ENSUITE WETROOM

8'07 x 5'02 (2.62m x 1.57m)

Inset ceiling spots, extractor fan, coving, fully tiled walls, non slip flooring, floor drain, low level w.c, pedestal wash hand basin with monobloc mixer tap over, chrome heated towel radiator, shaver point, electric shower fitted, side aspect upvc obscure double glazed window.

BEDROOM TWO

12'03 x 10'03 (3.73m x 3.12m)

Ceiling light, coving power points, single radiator, laminate flooring, rear aspect upvc double glazed window overlooking the rear garden.

BEDROOM THREE

13'08 x 8'11 (4.17m x 2.72m)

Ceiling spot rail, coving, range of built-in bedroom furniture including wardrobe with hanging and shelving, laminate flooring, single radiator, power points, rear aspect double glazed window overlooking the rear garden.

BEDROOM FOUR

11'00 x 6'08 (3.35m x 2.03m)

Ceiling light, coving, single radiator, power points, wood laminate flooring, front aspect upvc double glazed window overlooking the front garden with far reaching views over the River Severn, the valley and Westbury Cliff in the distance.



FAMILY BATHROOM

8'08 x 5'07 (2.64m x 1.70m)

White suite with P shaped bath, mixer tap over, electric shower fitted and curved shower screen, tiled surround, pedestal wash hand basin with monobloc mixer tap, tiled splashback, close coupled w.c, tiled flooring, inset ceiling spots, coving, extractor fan, chrome heated towel radiator, shaver point, side aspect upvc obscure double glazed window.

OUTSIDE

Access to the property is provided by a set of small steps leading to a paved and gravel pathway leading up to the front door, complemented by outside lighting. On the right-hand side, a gravelled driveway offers ample space for parking several vehicles, accompanied by a small garden area partially enclosed by hedging and walling. This driveway provides access to the detached single garage, which is entered through a single up-and-over door, featuring a personal window and a door to the side. A wheelchair-accessible ramp facilitates entry through the rear door.

The rear of the property showcases a paved patio and seating area with raised flower borders, accompanied by outside lighting and a tap. The entire rear garden is enclosed by a combination of fencing and hedging.

To the left-hand side of the property, there's a sizable lawned area adorned with flower borders, shrubs, and bushes with steps leading up to a wooden shed.

DIRECTIONS

From the Mitcheldean office, proceed down to the mini roundabout, turning right onto the A4136. Continue up over Plump Hill and upon reaching the traffic lights at Nailbridge, turn right signposted to Cinderford. Continue up into the town centre, proceeding straight over the mini roundabout and to the top of Belle Vue Road. Turn left into Littledean Hill Road and continue for approximately 600 yards where the property can be found on the left hand side as per our For Sale Board.

SERVICES

Mains electricity, gas, water and drainage.
Gigaclear & Openreach in area. Ultrafast broadband has download speeds of greater than 300Mbps. Please visit Ofcom mobile & broadband checker to verify availability.

WATER RATES

Severn Trent Water Authority - Rate 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

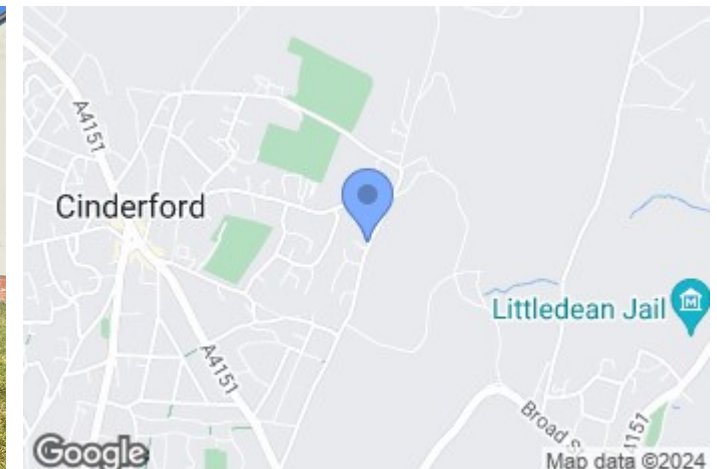
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

PROPERTY SURVEYS

Qualified Chartered Surveyors 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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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.

| 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 | | | | (92 plus) A | | | |
| (81-91) B | | | | (81-91) B | | | |
| (69-80) C | | | | (69-80) C | | | |
| (55-64) D | | | | (55-64) D | | | |
| (39-54) E | | | | (39-54) E | | | |
| (21-38) F | | | | (21-38) F | | | |
| (1-20) G | | | | (1-20) G | | | |
| 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 | |
| | | 69 | 80 | | | | |





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