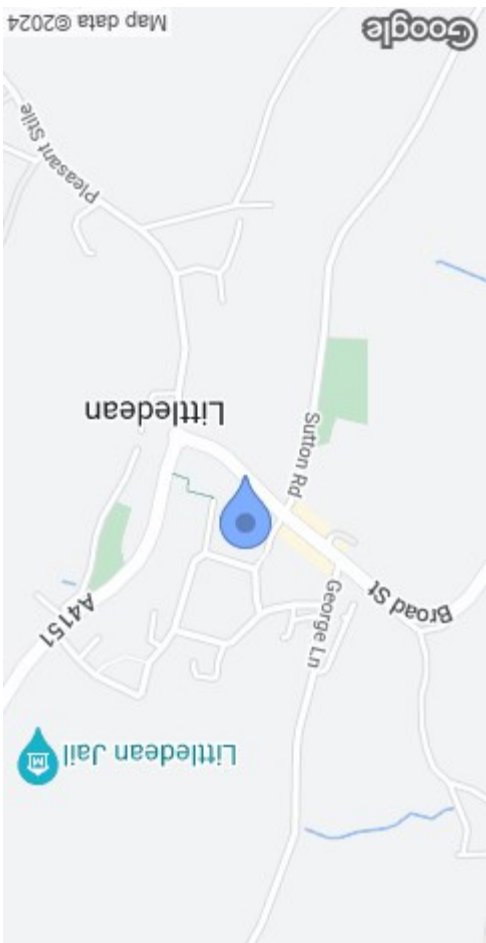




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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	Environmental Impact (CO ₂) Rating
 G 35-38 kWh/m ² per year (standard) 100-125 g CO ₂ /m ² per year (standard)	 3 100-125 g CO ₂ /m ² per year (standard)



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 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, omissions 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.



Open To Offers £425,000

The property comprises of PORCH, ENTRANCE HALL, THREE RECEPTION ROOMS, KITCHEN, INNER HALLWAY, CLOAKROOM and STUDY/BOOT ROOM to the ground floor with FOUR BEDROOMS, ENSUITE SHOWER ROOM to MASTER and FAMILY BATHROOM to the first floor.

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 an entrance porch with canopy roof, stained glass panels to either side, tiled flooring and solid timber front door leading into the:

ENTRANCE HALL

Electric consumer unit, ceiling light, Victorian tiled flooring, single radiator, deep skirting boards, door to understairs storage cupboard, stairs leading to the first floor, feature arch. Doors give access into:

RECEPTION ONE

12'10 x 11'11 (3.91m x 3.63m)

Feature art deco style tiled fireplace with tiled hearth and mantle, alcoves to either side with built-in cupboards, ceiling light, deep skirting boards, exposed timber flooring, double radiator, single radiator, front aspect double glazed Georgian bar window overlooking the front garden.

RECEPTION TWO

12'03 x 12'00 (3.73m x 3.66m)

Feature art deco style tiled fireplace with tiled hearth and mantle, alcoves to either side with built-in cupboards, picture rail, ceiling light, double radiator, deep skirting boards, power points, front aspect double glazed Georgian bar windows overlooking the front garden.

STUDY/BEDROOM FIVE

9'08 x 9'01 (2.95m x 2.77m)

Ceiling light, double radiator, power points, side aspect double glazed window overlooking the parking, driveway and garage.

KITCHEN

12'10 x 9'02 (3.91m x 2.79m)

One and a half bowl single drainer stainless steel sink unit with mixer tap over, rolled edge worktops, range of base and wall mounted units, tiled surrounds, power points, space for freestanding cooker with stainless steel brushed hood over, space and plumbing for automatic washing machine, two ceiling lights, double radiator, side aspect double glazed window overlooking the garden. Solid timber door opening into:

UTILITY

7'07 x 8'03 (2.31m x 2.51m)

Single bowl single drainer stainless steel sink unit with taps over, rolled edge worktops, range of base and wall mounted units, tiled surrounds, power points, wall mounted gas fired central heating and domestic hot water boiler, plumbing and space for automatic washing machine, single radiator, access to roof space, ceiling light, side aspect upvc double glazed window overlooking the garden. Solid timber door leading into:

INNER HALLWAY

Ceiling light, upvc double glazed door opening out to the rear giving access to the rear garden. Solid timber doors giving access to:

CLOAKROOM

White suite with close coupled w.c., wall mounted wash hand basin, single radiator, ceiling light, side aspect upvc double glazed window.

SECOND STUDY/BOOT ROOM

8'04 x 6'02 (2.54m x 1.88m)

Ceiling light, single radiator, power points, rear aspect upvc double glazed window.

From the Entrance Hall, a curved staircase with half landing, upvc window and wall lighting leads up to the:

LANDING

Access to roof space, ceiling light, power points, door to large storage cupboard with hanging options. Solid timber doors give access into:

BEDROOM ONE

12'11 x 12'00 (3.94m x 3.66m)

Ceiling light, lazy boy light switch, picture rail, single radiator, power points, deep skirting boards, closed chimney breast with mantle, alcoves to either side, front aspect Georgian bar double glazed window overlooking Broad Street. Solid timber door leading into:

ENSUITE SHOWER ROOM

9'01 x 5'01 (2.77m x 1.55m)

Double shower cubicle, tiled enclosure, white suite with close coupled w.c., pedestal wash hand basin, half tiled walls, heated towel radiator, single radiator, ceiling light, side aspect obscure double glazed window.

BEDROOM TWO

12'01 x 9'09 (3.68m x 2.97m)

Ceiling light, lazy boy light switch, single radiator, closed fireplace with mantle, alcoves to either side, front aspect Georgian bar double glazed window with views over Broad Street.

BEDROOM THREE

9'08 x 9'01 (2.95m x 2.77m)

Ceiling light, single radiator, power points, side aspect double glazed window overlooking the parking and driveway with views towards fields and countryside in the distance.

BEDROOM FOUR

8'03 x 6'01 (2.51m x 1.85m)

Ceiling light, power points, front aspect Georgian bar double glazed window overlooking Broad Street.

FAMILY BATHROOM

9'00 x 7'04 (2.74m x 2.24m)

White suite with close coupled w.c., pedestal style wash basin with vanity cupboards beneath, mixer tap above, modern side panel bath with taps over, quadrant shower cubicle with electric shower fitted, half tiled walls, single radiator, heated towel radiator, inset ceiling spots, shaver light and point, extractor fan, rear aspect upvc double glazed upvc obscure window.

OUTSIDE

To the side of the property, a gravelled driveway serves as a parking and turning area suitable for three to four vehicles. This area provides access to a detached single garage through a single up-and-over door.

From Broad Street, a picturesque entrance is created with stone and brick pillars adorned with wrought iron gates leading up a pathway to the front door.

Proceeding from the driveway, a gated access point opens into a rear courtyard area, leading to the rear door. Beyond this, a sizable lawned area unfolds, enclosed by a combination of walling, fencing, and hedging for added privacy.

DIRECTIONS

From the Mitcheldean office, proceed down to the mini roundabout, turning left onto the Gloucester Road then immediately right onto the Abenhall Road and onto Flaxley Road. Proceed until reaching the T junction at Broad Street, Littledean. Turn left, continue past the Belfry Public House where the property can be found after a short distance on the left hand side.

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.

LOCAL AUTHORITY

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

WATER RATES

Severn Trent Water Authority - Rate to be confirmed.