



31 Edmunds Way
, Cinderford GL14 3FD



STEVE GOOCH
ESTATE AGENTS | EST 1985

Price Guide £312,500

A beautifully presented FOUR DOUBLE BEDROOM DETACHED modern family home built in 2019, situated in a QUIET TUCKED AWAY LOCATION on the outskirts of Cinderford offering SPACIOUS, LIGHT and AIRY accommodation throughout.

This energy efficient EPC B rated property benefits from a UTILITY ROOM, EN-SUITE SHOWER ROOM to the MASTER BEDROOM, OFF-ROAD PARKING for two/three vehicles, low maintenance LANDSCAPED GARDEN and WOODLAND VIEWS.

The market town of Cinderford offers a range of amenities to include shops, post office, supermarkets, banks, library, health centre, dentist, sports and leisure centre, primary and secondary education and a bus service to Gloucester approximately 14 miles away and surrounding areas. A brand new hospital is currently under construction at the edge of the town.

Property accommodation briefly comprises Entrance Hall, Living Room, Kitchen/Dining/Family Room, Utility and W.C to the Ground Floor with En-suite Master Bedroom, Three further double bedrooms and Family Bathroom to the First Floor. The property benefits from hive controlled gas central heating.





Composite door into:

WELCOMING ENTRANCE HALL

Power points, radiator, stairs to first floor landing with storage cupboard under, central heating controls, doors to Living Room, Kitchen/Diner/Family Room, Utility and W.C.

W.C

Comprising a low level WC, vanity handbasin, heated towel rail, partly tiled walls, tiled floor, extractor.

UTILITY ROOM

6'8" x 6'4" (2.03m x 1.93m)

Wall and base mounted units with wood effect rolled edge worktops, inset one and half bowl sink and drainer, plumbing for washing machine, space for tumble dryer, wall mounted gas fired combi boiler, partly tiled walls, power points, radiator, window and composite door leading out to the rear garden.

LIVING ROOM

22'9" x 10'11" (6.93m x 3.33m)

A light and airy space with power points, TV point, phone point, radiators, windows to front and rear aspects boasting woodland views.

KITCHEN/DINER/FAMILY ROOM

22'9" x 9'7" (6.93m x 2.92m)

A functional hub space for the family comprising modern fully fitted kitchen with base and wall mounted units with wood effect rolled edge worktops, integrated electric double oven, fridge/freezer, dishwasher and induction hob with extractor over, inset one and half bowl sink and drainer, partly tiled walls, radiators, tiled floor, window to front aspect boasting woodland views and double patio doors to rear garden.

LANDING

Airing cupboard with radiator, loft hatch to boarded and insulated loft space, power point, doors to the four bedrooms and family bathroom.

BEDROOM ONE

12'4" x 11'2" (3.76m x 3.40m)

Built in double wardrobe, tv point, power points, radiator, window to front aspect boasting woodland views, door into;

EN-SUITE SHOWER ROOM

Good sized shower cubicle with waterfall head shower and tiled surround, low level WC, pedestal handbasin with tiled splashbacks, shaver point, heated towel rail, tiled floor, window to front aspect.

BEDROOM TWO

13'2" to 9'11" x 12'4" (4.01m to 3.02m x 3.76m)

Power points, radiator, window to front aspect boasting woodland views.

BEDROOM THREE

10'2" x 10'0" (3.10m x 3.05m)

Power points, radiator, windows to side and rear aspects.

BEDROOM FOUR

10'2" x 8'3" (3.10m x 2.51m)

Power points, radiator, window to side aspect.

FAMILY BATHROOM

9'1" x 6'5" (2.77m x 1.96m)

Modern white suite including bath with waterfall head shower over with tiled surround, low level wc, vanity handbasin with tiled splashbacks, heated towel rail, tiled floor, shaver light and point, window to rear aspect.

OUTSIDE

To the left side of the property there is a block paved driveway suitable for two/three vehicles. From here there is gated access to the rear garden. The front and left side garden are laid to lawn and enjoy woodland views. A further gated access from the side garden leads to the rear garden.

The purpose built rear garden has been thoughtfully designed to be an ideal private entertaining/family space with large patios, lawned area, shed with power and further woodland views.

DIRECTIONS

From the Mitcheldean Office proceed to the mini roundabout turning right onto the A4136, continue to the traffic lights and turn left signposted Cinderford, turn right into Broadmoor Road, over two cattle grids and turn right into Valley Road at the mini roundabout. At the T-Junction turn left up the hill, take the second right turn into Edmunds Way.

The property can be found at the end on the left hand side.

SERVICES

Mains Electricity, Gas, Water, Drainage. Openreach & Gigaclear in area. Please visit Ofcom mobile & broadband checker to verify availability.

WATER RATES

Severn Trent Water Authority. Rated/Metered - TBC.

LOCAL AUTHORITY

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

TENURE

Freehold

VIEWING

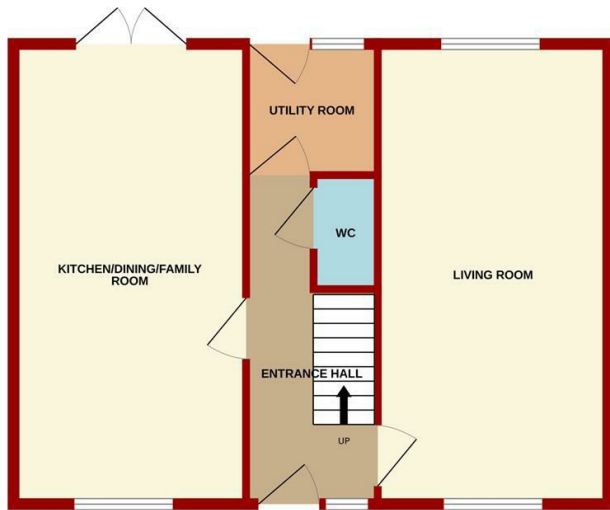
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

PROPERTY SURVEYS

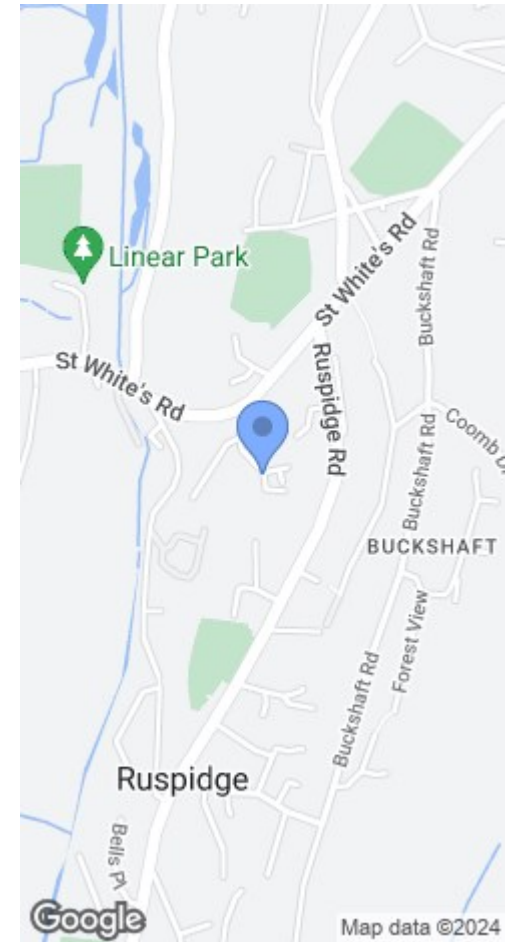
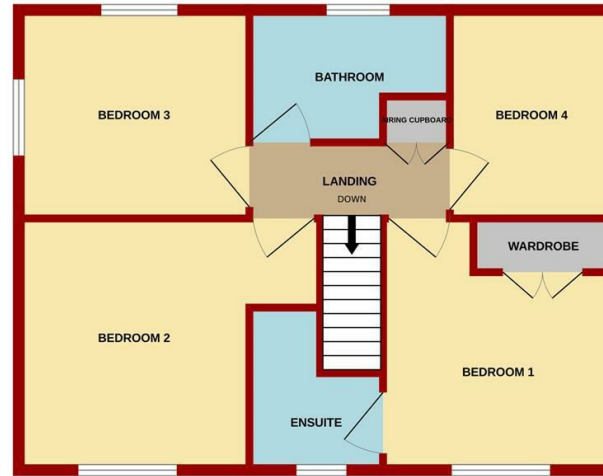
Qualified Chartered Surveyors available to undertake surveys to include Mortgage Surveys/RICS Housebuyers Reports.



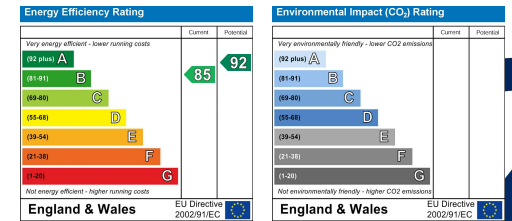
GROUND FLOOR



1ST 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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