



33a Buckshaft Road  
Cinderford GL14 3DS



STEVE GOOCH  
ESTATE AGENTS | EST 1985

# 33a Buckshaft Road

## Cinderford GL14 3DS

£375,000

**A DECEPTIVELY SPACIOUS and VERY WELL PRESENTED TWO BEDROOM DETACHED BUNGALOW with PRIVATE WEST-FACING GARDENS approaching a THIRD OF AN ACRE situated in a PEACEFUL LOCATION on the outskirts of Cinderford.**

Further benefits include SOLAR PANELS, GAS-FIRED CENTRAL HEATING, DOUBLE GLAZING, AMPLE GATED OFF-ROAD PARKING and a LARGE DETACHED GARAGE as well as being within CLOSE PROXIMITY TO TOWN AMENITIES AND WOODLAND WALKS.

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.



## FRONT CONSERVATORY

15'00 x 8'11 (4.57m x 2.72m)

Double French doors into, power points, radiator, wood flooring, window to front aspect. Part glazed oak door into;

## HALLWAY

Loft hatch to loft space, power points, radiator, wood flooring, phone point, two windows to front aspect, doors into Kitchen/Diner, Living Room, Bedroom Two/Sitting Room, Bedroom One and Bathroom.

## LIVING ROOM

14'01 x 13'09 (4.29m x 4.19m)

Power points, tv point, radiator, wood flooring, sliding patio doors to Conservatory.



## KITCHEN/DINER

18'10 x 12'08 (5.74m x 3.86m)

Fitted kitchen with a range of wall and base mounted units with rolled edge worktops, integral electric double oven, induction hob with cooker hood over, integral fridge, inset sink and drainer, kitchen island with worktop, feature inglenook fireplace with inset log burner on a raised tiled hearth, power points, radiator, window to side aspect, double patio doors to rear aspect leading out to the garden. Door into;

## UTILITY ROOM

13'04 x 10'03 (4.06m x 3.12m)

Fitted wall and base mounted units with rolled edge worktops, inset sink and drainer, plumbing for washing machine and dishwasher, space for tumbledryer, space for fridge/freezer, power points, tiled floor, radiator, extractor, windows to rear and side aspects, door to side aspect leading to the garden. Door into;

## W.C

Low level wc, pedestal handbasin, extractor, tiled floor, window to side aspect.





## **CONSERVATORY**

**11'09 x 10'11 (3.58m x 3.33m)**

Of dwarf wall and upvc construction, power points, radiator, double patio doors to side aspect leading to the garden, windows overlooking the garden.

## **BEDROOM ONE**

**17'01 x 11'11 (5.21m x 3.63m)**

A range of witted wardrobes, drawers and cupboards, parquet flooring, power points, radiator, bay window to front aspect overlooking the garden.

## **BEDROOM TWO**

**16'09 x 12'02 (5.11m x 3.71m)**

Power points, tv point, radiators, wood flooring, bay window to front aspect overlooking garden and pond.

## **BATHROOM**

**9'01 x 7'11 (2.77m x 2.41m)**

Three piece white suite to include bath with electric shower over, low level wc, pedestal handbasin, fitted storage cupboards, part tiled walls, radiator, window to rear aspect.

## **OUTSIDE**

A pair of wrought iron gates leads to a tarmac driveway suitable for parking several vehicles which in turn leads to the large detached garage. A further gated access to the front of the property with steps leads to the front entrance.

The west-facing private gardens are approaching a third of an acre and comprise of lawned areas, patio seating areas, vegetable plots with greenhouses, sizeable pond with water feature ideal for larger fish, feature water fountain, large rockery with various perennial plants and bushes. The gardens are made private and secure with fenced boundaries.

## **GARAGE**

**18'01 x 13'07 (5.51m x 4.14m)**

Accessed via an up and over door, power and lighting. To the rear of the garage a partition wall with door leads to a Store Room/Workshop measuring 13'07x9'07 with power, lighting, window to rear aspect and door to side aspect.



## DIRECTIONS

From the Mitcheldean office proceed out of the village in the direction of the A4136 taking the second exit at the mini roundabout signposted Coleford and Monmouth. Continue up and over the hill, taking the left turning at the Nailbridge traffic lights signposted Cinderford. Continue along taking the second right hand turn into Forest Vale Road, then follow the road to the end taking the second exit at the mini roundabout on to Valley Road. Continue along the road to the end, then turn left on to St. Whites Road continuing up the hill. Take the fourth right exit into Buckshaft Road and continue along passing the right turn in to Hudsons Lane where the property can then be found on the right hand side.

## SERVICES

Mains water, drainage, gas and electricity. Solar panels- owned outright.

## WATER RATES

Severn Trent Water Authority - Rate TBA

## LOCAL AUTHORITY

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

## TENURE

Freehold

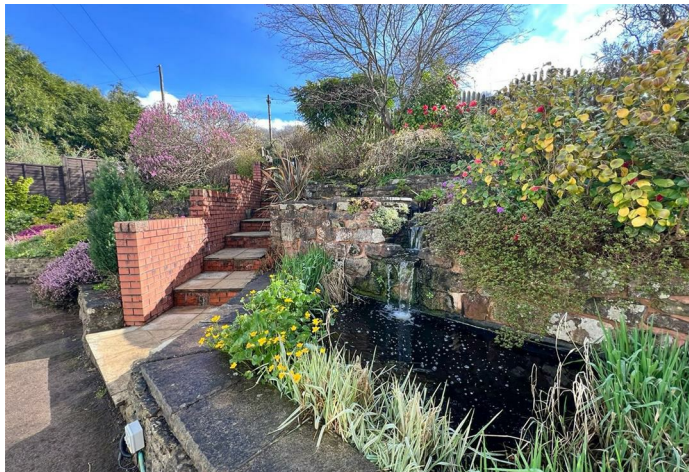
## VIEWING

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.

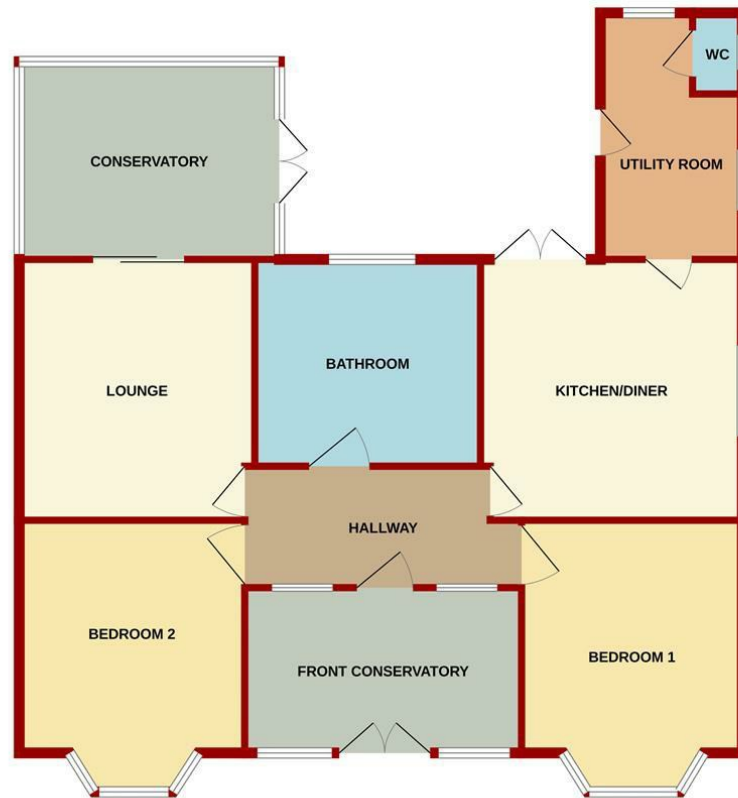
## PROPERTY SURVEYS

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





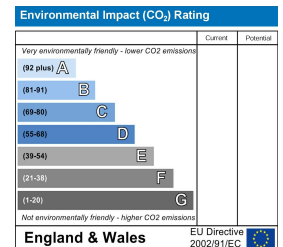
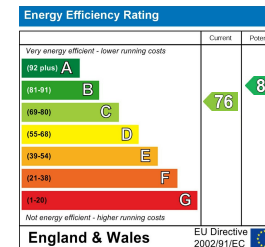
GROUND FLOOR



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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