



16 Walwyn Close
Mitcheldean GL17 0JT



STEVE GOOCH
ESTATE AGENTS | EST 1985

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£350,000

Steve Gooch Estate Agents are delighted to offer for sale this WELL PRESENTED AND EXTENDED FOUR BEDROOM DETACHED FAMILY HOME benefitting from OFF ROAD PARKING FOR TWO VEHICLES, LOW MAINTENANCE ENCLOSED REAR GARDEN, DRESSING ROOM and ENSUITE to PRINCIPAL BEDROOM.

The property comprises of ENTRANCE HALL, LOUNGE/DINING ROOM, STUDY and KITCHEN/DINING ROOM to the ground floor with PRINCIPLE BEDROOM with DRESSING ROOM and ENSUITE, THREE FURTHER BEDROOMS and FAMILY BATHROOM to the first floor.

Mitcheldean is a small town located in the Forest of Dean district of Gloucestershire, England. It is situated in the northern part of the Forest of Dean, approximately 8 miles (13 kilometres) west of the city of Gloucester.

Mitcheldean is known for its historic charm and its location within the beautiful countryside of the Forest of Dean. The town has a rich history, and evidence of its past can be seen in the architecture of its buildings. The 13th-century church of St. Michael and All Angels, for example, is a notable landmark in Mitcheldean.

The town features a range of amenities to serve its residents. These include local shops, pubs, a primary school, the Ofsted Outstanding secondary school Dene Magna, a library, and a community centre. The town hosts various events throughout the year, including festivals and markets.

Mitcheldean is also a gateway to the natural wonders of the Forest of Dean. The area offers opportunities for outdoor activities such as walking, cycling, and exploring the woodland trails. Nearby attractions like the Clearwell Caves and Puzzlewood add to the charm of the region.



The property is accessed via a upvc double glazed front door with lead light glazed panels inset. This leads into the:

ENTRANCE HALL

9'03 x 6'01 (2.82m x 1.85m)

Two ceiling lights, mains wired smoke alarm, coving, double radiator, telephone point, storage cupboard, stairs leading to the first floor, wooden doors giving access to:

LOUNGE/DINING ROOM

27'10 x 11'10 narrowing to 7'08 (8.48m x 3.61m narrowing to 2.34m)

Lounge- Feature fireplace with electric fire inset, wooden surround, ceiling light, coving, power points, radiator, wall light point, dimmer switch, opening into:

Dining Room- Ceiling light, coving, power points, double radiator, pair of upvc French doors opening onto the rear garden.

STUDY

11'08 x 6'10 (3.56m x 2.08m)

Ceiling light, single radiator, power points, front aspect upvc double glazed window overlooking the parking area.

KITCHEN/DINING ROOM

18'03 x 15'02 (5.56m x 4.62m)

Kitchen- One and a half bowl single drainer sink unit with mixer tap over, rolled edge woodblock worktops, range of base and wall mounted units, five-ring brushed stainless steel gas hob with extractor hood over, double oven built-in, space for automatic washing machine, space for dishwasher, inset ceiling lights, tiled flooring, power points, rear aspect upvc double glazed window overlooking the rear garden.

Dining Room- Continuation of the inset ceiling lights, coving, double radiator, continuation of the tiled flooring, power points, side aspect upvc double glazed window, rear aspect sliding double glazed door opening onto the rear garden.

From the entrance hall, stairs leading to the first floor:





LANDING

Access to roof space, ceiling light, mains wired smoke alarm, light tunnel, single radiator, door to airing cupboard with shelving space, doors into:

BEDROOM ONE

17'06 x 8'10 (5.33m x 2.69m)

Inset ceiling spots, ceiling light with fan, power points, two single radiators, door to built-in storage cupboard with shelving options, two front aspect upvc double glazed windows overlooking the parking area and towards Mitcheldean Church and woodland in the distance, opening into

DRESSING ROOM

6'04 x 4'11 (1.93m x 1.50m)

Inset ceiling spots, opening into:

ENSUITE SHOWER ROOM

6'04 x 4'09 (1.93m x 1.45m)

Double walk-in shower cubicle with mains fed shower, drencher and conventional head, glass shower screen, concealed cistern w.c, vanity wash hand basin with monobloc waterfall tap fitted over, fully tiled walls and flooring, extractor fan, ceiling light, side aspect obscure upvc double glazed window.

BEDROOM TWO

14'08 x 8'07 (4.47m x 2.62m)

Ceiling light with ceiling fan, coving, power points, single radiator, tv point, front aspect upvc double glazed window overlooking the parking area and towards Mitcheldean Church and woodland in the distance.

BEDROOM THREE

12'11 x 7'06 (3.94m x 2.29m)

Ceiling light, single radiator, power points, rear aspect upvc double glazed window overlooking the rear garden with views towards fields and countryside.

BEDROOM FOUR

11'05 x 10'01 (3.48m x 3.07m)

Inset ceiling spots, power points, single radiator, rear aspect upvc double glazed window overlooking the rear garden with views towards fields and countryside.

FAMILY BATHROOM

7'01 x 5'06 (2.16m x 1.68m)

White suite with modern P shaped bath, glass shower screen, mains fed shower fitted, pedestal wash hand basin, close coupled w.c, single radiator, fully tiled walls and flooring, inset ceiling spots, wet board ceiling, rear aspect upvc obscure double glazed window.

OUTSIDE

A gravelled driveway provides parking for two to three vehicles, partially enclosed by fencing and features outside lighting. Gated access on the right-hand side leads to a spacious gravelled storage area, enclosed by a combination of fencing and walling.

The rear garden is designed for low maintenance, laid to gravel with an outside tap and lighting. A small step leads to a cozy patio seating area, perfect for outdoor relaxation, all enclosed by fencing and hedging.

The property also benefits from durable UPVC fascias and guttering.

DIRECTIONS

From the Mitcheldean office proceed down to the mini roundabout turning right onto the A4136. Proceed along here taking the second right into Baynham Road. Take the first left into Walwyn Close where the property can be found at the end of the cul-de-sac.

SERVICES

Mains water, drainage, electricity, gas.
Gigaclear in area.

WATER RATES

Severn Trent - Rate to be confirmed

LOCAL AUTHORITY

Council Tax Band: C
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

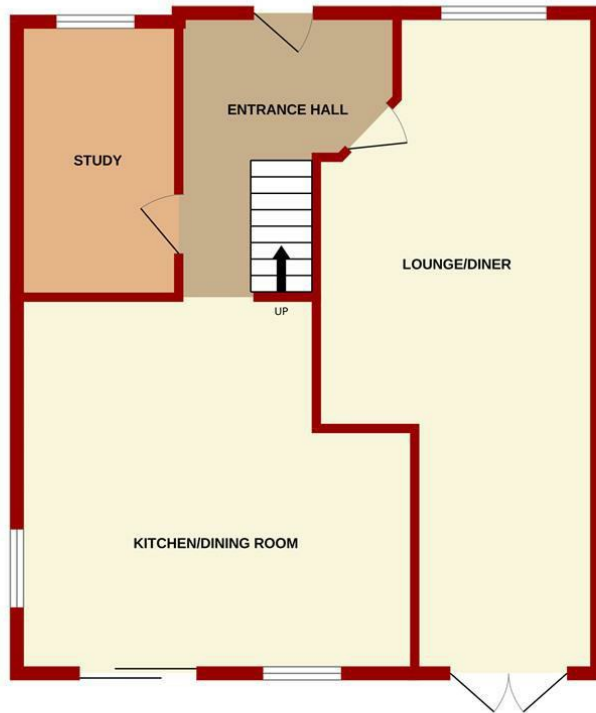
Qualified Chartered Surveyors available to undertake Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys

MONEY LAUNDERING REGULATIONS

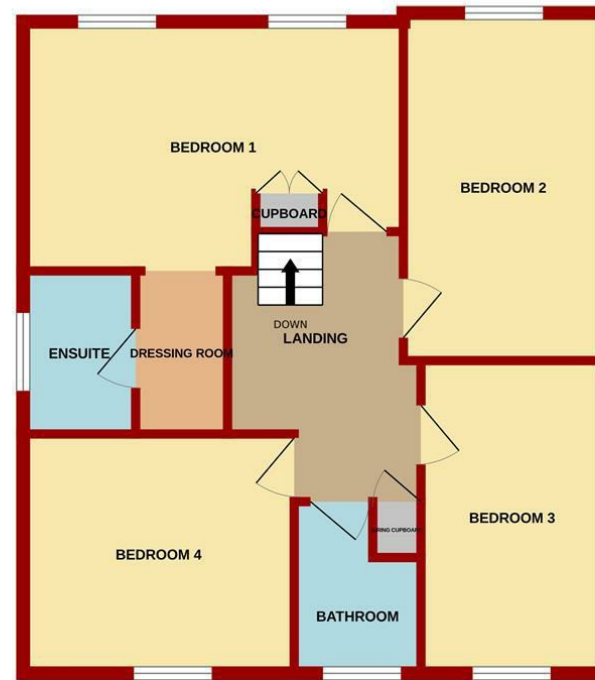
To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)



GROUND FLOOR



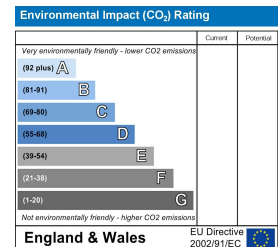
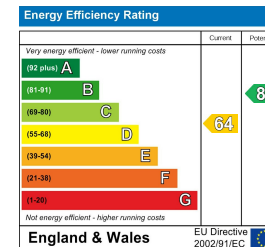
1ST FLOOR



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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