



Druson Littledean Hill Road
Cinderford GL14 2BE



STEVE GOOCH
ESTATE AGENTS | EST 1985

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Cinderford GL14 2BE

£425,000

Steve Gooch Estate Agents Are Delighted To Offer For Sale This SPACIOUS DETACHED FAMILY HOME occupying an ELEVATED POSITION with STUNNING FAR REACHING VIEWS OVER THE RIVER SEVERN & COTSWOLD VALLEY, benefitting from A LARGE LOFT SPACE WITH VELUX ROOF LIGHTS, SITUATED IN A PLOT OF CIRCA 0.3 ACRES with LARGE FRONT & REAR GARDENS, AND A DETACHED DOUBLE GARAGE.

The property comprises of ENTRANCE PORCH, WC, ENTRANCE HALL, FRONT & BACK LOUNGE, DINING ROOM, KITCHEN, REAR HALLWAY, UTILITY and LEAN TO to the ground floor with FOUR BEDROOMS, BATHROOM with SEPARATE CLOAKROOM to the first floor.

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 the new community hospital, 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 double glazed panel door with double glazed windows to either side. This leads into the:

ENTRANCE PORCH

9'07 3'02 (2.92m 0.97m)

Ceiling light, coving, single radiator, power points, tiled flooring, front aspect window with far reaching views over the garden and towards the River Severn, obscure double glazed panel door with obscure double glazed panels to side leading into:

ENTRANCE HALL

14'10 x 7'11 max (4.52m x 2.41m max)

Stairs leading to the first floor, coving, directional ceiling spot, archway opening to understairs storage area, power points, single radiator, obscure glazed panel door giving access into:

BACK LOUNGE

16'11 x 13'10 (5.16m x 4.22m)

Double sided multi-fuel stove, coving, power points, tv point, radiator, central heating thermostat controls, rear aspect upvc double glazed sliding patio door opening onto the rear garden, archway opening into:

FRONT LOUNGE

14'03 x 11'06 (4.34m x 3.51m)

Inset ceiling spots, coving, radiators, power points, front aspect upvc sliding double glazed patio door opening onto the garden with far reaching views over the River Severn.

From the entrance hall, obscure glazed panel doors give access into:

DINING ROOM

16'07 into bay x 12'11 (5.05m into bay x 3.94m)

Coving, inset ceiling spots, chimney breast, alcoves to either side with cupboards and shelving, three double radiators, power points, front aspect upvc bay window with far reaching views over the front garden and towards the River Severn.

KITCHEN

10'00 x 10'03 (3.05m x 3.12m)

Inset ceiling spots, tongue & groove timber clad ceiling and walls, rolled edge tiled worktops with matching surrounds, range of base units, range cooker with hood above, tiled flooring, rear aspect upvc double glazed window overlooking the rear garden, obscure glazed panel doors giving access into:

LARDER

5'03 x 4'09 (1.60m x 1.45m)

Tongue & groove timber clad ceiling, ceiling light, fully tiled walls, ample shelving, space for fridge/freezer, power point, side aspect upvc double glazed window.





UTILITY

5'06 x 6'07 (1.68m x 2.01m)

Single stainless steel round bowl with rolled edge worktops, tiled surround, power points, base and wall mounted units, space for automatic washing machine, space for tumble dryer, inset ceiling spots, tongue & groove timber clad ceiling, high level storage cupboards, double radiator, tiled flooring, side aspect upvc double glazed window, side aspects upvc double glazed obscure door giving access to the lean-to, louvre doors giving access to rear porch and:

CLOAKROOM

5'04 x 2'02 (1.63m x 0.66m)

White suite with low level w.c., wall mounted wash hand basin, continuation of the tiled flooring, single radiator, ceiling light, side aspect obscure upvc double glazed window, pair of louvre doors giving access to:

STORE ROOM

5'00 x 5'04 (1.52m x 1.63m)

Power, lighting, ample shelving, gas fired central heating and domestic hot water boiler, timer controls.

REAR PORCH/LEAN-TO

8'04 x 8'00 (2.54m x 2.44m)

Polycarbonate roof, power, lighting, single radiator, tiled flooring, front and rear aspect upvc double glazed doors.

From the entrance hall, stairs lead up to the first floor:

LANDING

17'08 x 7'10 (5.38m x 2.39m)

Ceiling light, coving, large drop down ladder with access to roof space, doors to airing cupboard housing the hot water cylinder with slatted shelving space, single radiator, telephone point, power points, doors into:

BEDROOM ONE

13'03 x 12'11 (4.04m x 3.94m)

Ceiling light, coving, range of built-in bedroom furniture to include headboard, storage drawers, dressing area with mirror, built-in wardrobes, feature chimney breast, radiator, power points, telephone point, central heating thermostat controls, front aspect upvc double glazed window overlooking the front garden and parking with far reaching views towards the River Severn.

BEDROOM TWO

11'08 x 10'01 (3.56m x 3.07m)

Ceiling light, coving, lighting, power points, double radiator, vanity unit with sink and cupboards beneath, shaver light and shaver point, pair of built-in double wardrobes with louvre doors to front, cupboards above, hanging and shelving options, rear aspect upvc double glazed window overlooking the rear garden.

BEDROOM THREE

11'11 x 10'11 (3.63m x 3.33m)

Ceiling light, coving, power points, double radiator, front aspect upvc double glazed window overlooking the front garden, parking with far reaching views over the River Severn.

BEDROOM FOUR

11'05 x 9'09 (3.48m x 2.97m)

Ceiling light, coving, power points, range of built-in storage cupboards with hanging and shelving options, double radiator, side aspect upvc double glazed window.

BATHROOM

9'10 x 6'07 (3.00m x 2.01m)

Tongue & Groove timber clad ceiling, ceiling spots, fully tiled walls, white bath with mixer taps fitted over, wash hand basin with mono bloc mixer, vanity unit beneath, shaver point, radiator, heated towel radiator, tiled flooring, step up and opening into a tiled shower enclosure, electric shower fitted, heated towel radiator, rear aspect upvc obscure double glazed window.

W.C

White suite with close coupled w.c, wall mounted wash hand basin, fully tiled, ceiling light, coving, tiled flooring, single radiator, rear aspect upvc obscure double glazed window.

OUTSIDE

The property is accessed via a pair of wrought iron gates leading to a sweeping driveway that opens into a block-paved parking and turning area. Brick steps and a pathway lead through the front lawn, which is surrounded by flower borders, shrubs, and bushes.

Access to the left-hand side of the property leads to the rear porch and lean-to, with outside lighting along the way. On the right-hand side, a further block-paved pathway and turning area provide additional access, with a UPVC door opening into the rear garden.

The rear of the property boasts outside lighting, a crazy-paved patio seating area, and a large level lawn adorned with small trees and bushes. The space is enclosed by walling and hedging, and features a lean-to, formerly used as a wood store. A further parking area is available, with a pair of double gates leading onto a track that connects to Dockham Road.

DOUBLE GARAGE

20'10 x 18'11 (6.35m x 5.77m)

Accessed via a single, electric up & over door, personal door, power and lighting.

DIRECTIONS

From the Mitcheldean Office, proceed down to the mini roundabout turning right onto the A4136. Proceed along turning left at the traffic lights at Nailbridge signposted to Cinderford. Continue through the town centre and over the mini roundabout. Proceed to the top of Belle Vue Road turning left into Littledean Hill Road, where the property can be found on the left hand side.

SERVICES

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





WATER RATES

Severn Trent Water Authority- TBC

LOCAL AUTHORITY

Council Tax Band: E

Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE

Freehold

VIEWINGS

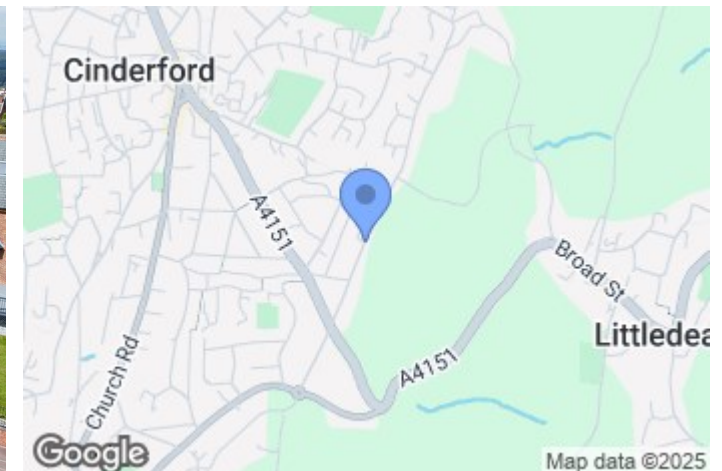
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

PROPERTY SURVEYS

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

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



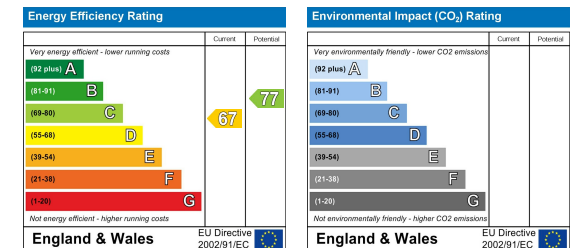
1ST FLOOR



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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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.





The Cross, Mitcheldean, Gloucestershire. GL17 0BP | (01594) 542535 | mitcheldean@stevegooch.co.uk | www.stevegooch.co.uk

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