



Brenden Stockwell Green
Cinderford GL14 2EJ



STEVE GOOCH
ESTATE AGENTS | EST 1985

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Offers Over £325,000

Nestled in a SECLUDED POSITION on the edge of Cinderford, this beautifully appointed THREE-BEDROOM, TWO BATHROOM detached bungalow is set within PRIVATE, MATURE GARDENS that offer exceptional PRIVACY and TRANQUILITY. This exceptional property boasts SPACIOUS AND LUXURIOUS LIVING SPACES, including a COZY LIVING ROOM FEATURING A TWO-SIDED FIREPLACE shared with the STUNNING KITCHEN/BREAKFAST ROOM. Additional highlights include a WELL-EQUIPPED UTILITY ROOM, THREE GENEROUSLY SIZED DOUBLE BEDROOMS, and CONTEMPORARY BATHROOM and SHOWER ROOMS. The property also offers TWO VERSATILE LOFT ROOMS, perfect for storage, office use, or hobbies.

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.





A pair of double glazed doors lead into a convenient internal porch with travertine stone tiled floor. A further inner wooden glazed door leads into;

ENTRANCE HALL

A bright, spacious and welcoming central hall with radiators, airing cupboard, travertine stone tiled floor, thermostat heating controls, doors lead off of the central hall to the living spaces and bedrooms.

LIVING ROOM

15'02 x 12'10 (4.62m x 3.91m)

With a feature two-sided wood burning stove resting on a raised stone hearth, radiator, hardwood flooring, front aspect bay window and side aspect window overlooks the gardens.

KITCHEN/BREAKFAST ROOM

13'01 x 12'10 (3.99m x 3.91m)

high quality attractive fully fitted kitchen units having real wood worktops and colourful tiled splash-backs. There is an island with breakfast bar and built in storage, integral double bowl butler style sink unit. Internal appliances include double electric ovens and a five ring gas hob with extractor hood above. Two-sided wood burning stove, travertine stone tiled floor with electric underfloor heating, side aspect window. Opens through to the utility room.

UTILITY

9'01 x 8'02 (2.77m x 2.49m)

Featuring additional fitted storage units with real wood worktops and colourful tiled splash-backs. Butler style sink unit, space for a fridge/freezer, space and plumbing for a washing machine and dishwasher. There is a cupboard housing the gas-fired Worcester combi boiler. Travertine stone tiled floor with electric underfloor heating, double doors lead out to the rear garden.

DINING ROOM/BEDROOM THREE

13'03 x 9'10 (4.04m x 3.00m)

Radiator, hardwood flooring, front and side aspect windows overlook the gardens.

BEDROOM TWO

11'10 x 9'08 (3.61m x 2.95m)

Radiator, hardwood flooring, steps lead up to the loft rooms. Side aspect window and velux skylight.



BEDROOM ONE

12'03 x 8'11 (3.73m x 2.72m)

Radiator, hardwood flooring, rear aspect window overlooks the garden.

BATHROOM

8'03 x 6'06 (2.51m x 1.98m)

A beautifully designed, fully fitted modern suite comprising a jacuzzi bath, low level w.c and stone effect sink unit. Travertine stone tiled floor with underfloor heating, tiled walls, obscured rear aspect window.

SHOWER ROOM

8'03 x 6'07 (2.51m x 2.01m)

An L-shaped room with a large walk-in mains fed shower cubicle, low level w.c and vanity washbasin unit. Radiator, travertine stone tiled floor with electric underfloor heating, tiled walls, obscured rear aspect window.

LOFT ROOM ONE

11'11 x 9'03 (3.63m x 2.82m)

Accessed from bedroom two. Currently used as a study space with power points, laminate wood flooring, side aspect window and rear aspect skylight. Doorway leads into;

LOFT ROOM TWO

20'00 xx 9'03 (6.10m xx 2.82m)

Ideal as a hobby/storage space with power points, broadband internet point, laminate wood flooring, access to eaves storage, side aspect window and rear aspect skylight.

PARKING

There is a long tarmac driveway suitable for parking three/four vehicles that leads down to the garage/studio.

GARAGE/STUDIO

16'07 x 9'03 (5.05m x 2.82m)

Accessed via wooden doors, power and lighting, tiled floor, side aspect window and door to rear aspect.







OUTSIDE

A side gate leads to the garden. The gardens, predominantly located at the front of the property, offer a picturesque setting with serene ponds, diverse shrubs and plants, and a neat row of conifer trees. A cozy gazebo equipped with a log burner provides an ideal space for entertaining, complemented by a neatly designed deck with railings. Timber-framed sheds and outbuildings enhance the practicality of the space. Additionally, a charming small orchard features another shed. At the rear of the property, a harmonious mix of lawn and patio areas creates a versatile outdoor retreat, accompanied by a robust brick-built outbuilding for added convenience.

DIRECTIONS

From the Nailbridge traffic lights on the A4136, take the turning signposted Cinderford and continue along taking the right turn into Broadmoor Road. Continue through the industrial estate and take the second exit at the mini roundabout onto Valley Road. Follow the road to the end, then turn left onto St. Whites Road. Continue up the hill, take the left turn into Woodside Avenue where the entrance to the property can be found after a short distance on the left.

SERVICES

Mains water, drainage, electricity, gas.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES

Severn Trent Water Authority- TBC

LOCAL AUTHORITY

Council Tax Band: D

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.

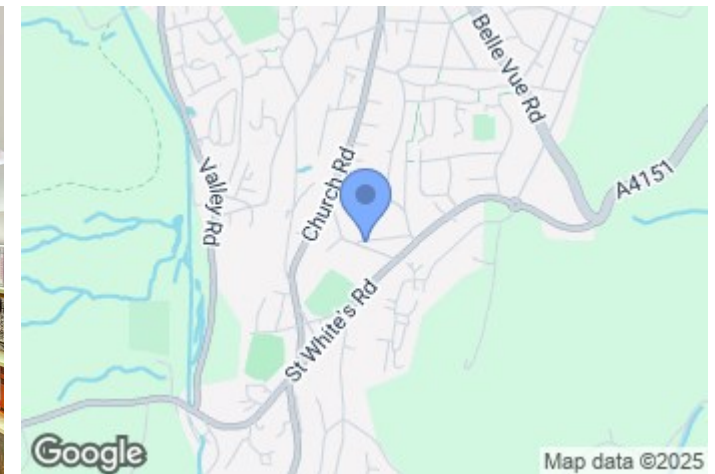


PROPERTY SURVEYS

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

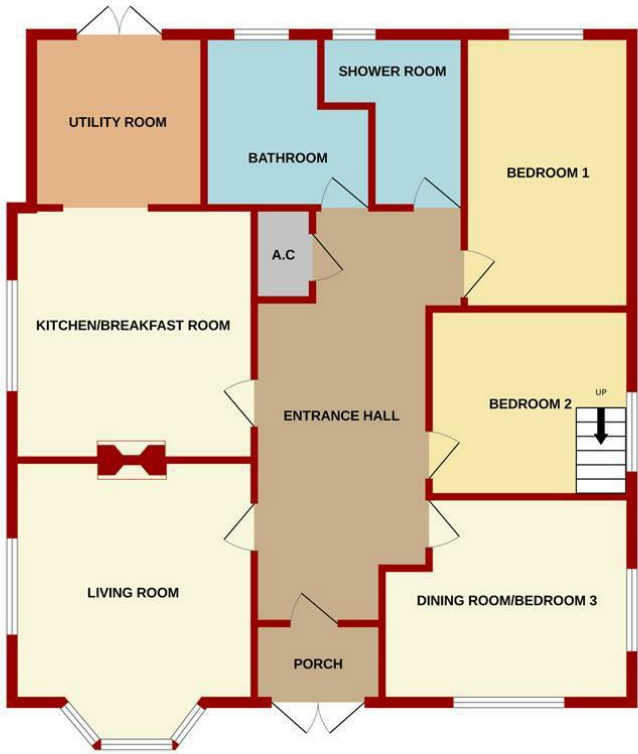
To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)



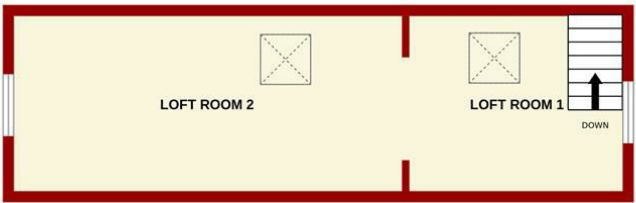




GROUND FLOOR

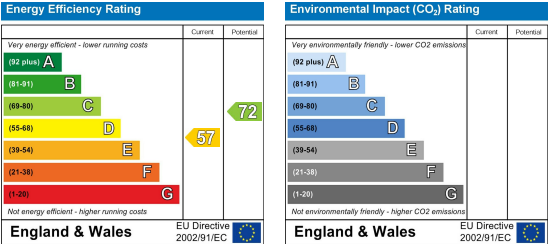


LOFT SPACE



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.





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