



Stonecrest Highview Road
Cinderford GL14 2BA



STEVE GOOCH
ESTATE AGENTS | EST 1985

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£299,995

Steve Gooch Estate Agents are delighted to offer for sale this FOUR BEDROOM DETACHED DORMER-STYLE HOUSE, recently RENOVATED THROUGHOUT and benefiting from GAS CENTRAL HEATING, DOUBLE GLAZING, OFF-ROAD PARKING FOR 2–3 VEHICLES, a GOOD-SIZED SINGLE GARAGE, and an ENCLOSED REAR GARDEN.

Comprising ENTRANCE PORCH, ENTRANCE HALL, LOUNGE, KITCHEN/BREAKFAST ROOM, UTILITY/STUDY, TWO BEDROOMS and FAMILY BATHROOM to the ground floor, upstairs are TWO FURTHER BEDROOMS with ATTRACTIVE VIEWS, one with DRESSING ROOM and EN SUITE SHOWER ROOM.

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.



Accessed via paved steps to the front door of UPVC construction with obscure glazed panels inset and glazed windows to either side. A small porch with exposed stone walls, ceiling light, wood effect vinyl flooring, giving access via an internal door to:

ENTRANCE HALL

16'8" x 5'3" opening to 8'9" (5.08m x 1.60m opening to 2.67m)

Ceiling light, mains wired smoke alarm, central heating thermostat and timer, stairs to first floor, single radiator, power points and telephone point. Wooden panel door gives access into:

LOUNGE

18'0" x 15'4" (5.49m x 4.67m)

Spacious room with the chimney breast wallpapered as a feature, vented, TV, telephone and power points, two double radiators, ceiling light, side aspect window overlooking garden, front aspect window overlooking front garden and parking with partial view to distant mountains.

KITCHEN

14'6" x 9'4" (4.42m x 2.84m)

Single bowl and drainer stainless steel unit, rolled edge worktops, range of base and wall mounted units, tiled surrounds and splashbacks, directional ceiling spot rail, space and plumbing for washing machine and tumble dryer, space for either gas or electric cooker, power points, double radiator, rear aspect window overlooking rear garden, opening into:

UTILITY/STUDY

8'6" x 8'5" (2.59m x 2.57m)

Directional ceiling spots, wall mounted gas fired central heating and hot water boiler, single radiator, power points, front and rear aspect windows, panelled door opening to rear garden.

BEDROOM ONE

14'2" x 11'8" (4.32m x 3.56m)

Ceiling light, TV & power points, double radiator, rear aspect window.





BEDROOM TWO

11'8" x 10'11" (3.56m x 3.33m)

Ceiling light, TV & power points, double radiator, front aspect window.

BATHROOM

8'9" x 6'0" (2.67m x 1.83m)

White suite comprising wooden side panel bath with shower over, glass shower screen, tiled surrounds, pedestal wash hand basin with monobloc mixer tap, close coupled WC, single radiator, single light, extractor fan and obscure window.

Stairs lead to the first floor:

LANDING

Access to roof space, mains wired smoke alarm, ceiling light, power points, double radiator. Eaves storage space can be accessed by removing panelling.

DRESSING ROOM TO BEDROOM THREE

6'6" x 6'6" (1.98m x 1.98m)

Ceiling, single radiator, power point, angular wall with obscure glazed panel inset.

EN SUITE

5'8" x 6'6" (1.73m x 1.98m)

Ceiling light, double shower cubicle with sliding door and mains fed shower, close coupled WC, pedestal wash hand basin with monobloc mixer tap, wetboard backing, heated towel radiator, front aspect window.

BEDROOM THREE

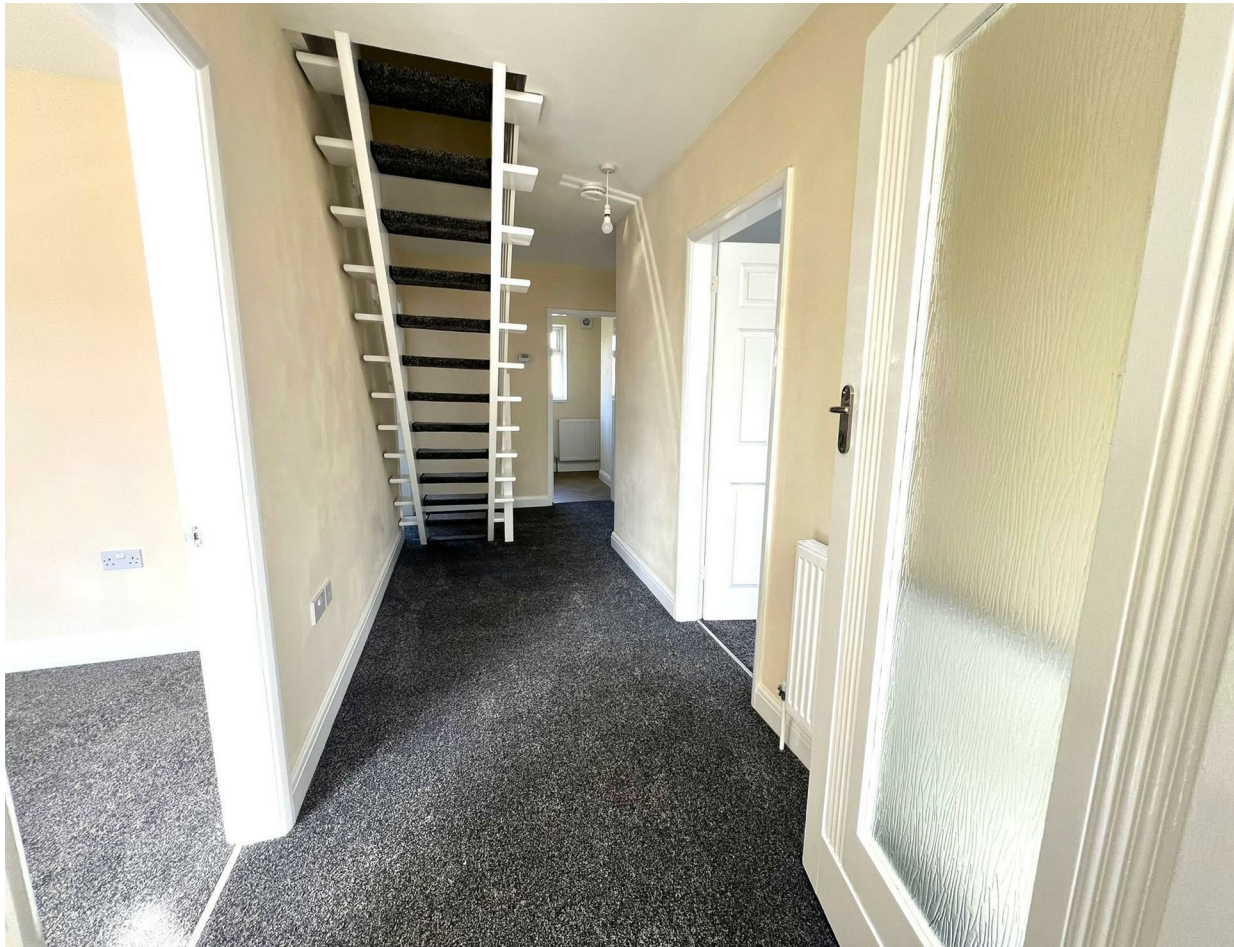
11'10" x 10'1" (3.61m x 3.07m)

Ceiling light, double radiator, TV & power points, access to eaves storage, side aspect half obscure window with view to the River Severn.

BEDROOM FOUR

11'7" x 11'2" (3.53m x 3.40m)

Ceiling light, TV & power points, double radiator, built-in double wardrobe with hanging rail and storage cupboard above, side aspect half obscured window with far reaching views towards the Welsh mountains in the distance.



OUTSIDE

The front driveway can park 2/3 vehicles, steps lead to a side patio, outside lighting, a variety of shrubs, enclosed by walling, fence and hedge surround.

The rear garden has a concrete patio, space for washing line, outside lighting, tap, covered store area, partially seeded lawn, flower border, shrubs, and enclosed by walling surround.

GARAGE

18'10" x 9'5" (5.74m x 2.87m)

Accessed from the front via a single up and over door, personnel door and window are to the rear. Power & lighting.

SERVICES

Mains electric, gas, water and drainage

WATER RATES

Severn Trent Water Authority. Rate TBC

Forest of Dean District Council (Mitcheldean)

Council Tax Band: C

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

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.

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)





TENURE

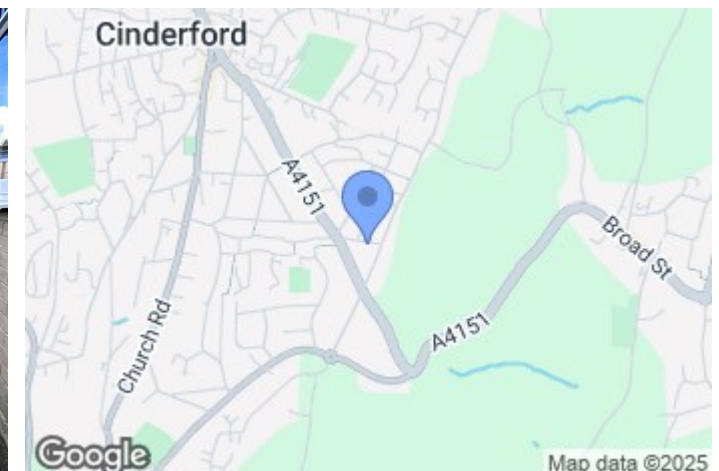
Freehold

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.

DIRECTIONS

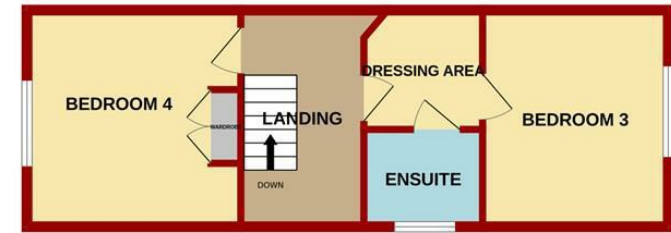
From the Mitcheldean office proceed down to the mini-roundabout, turning right onto the A4136, continue over Plump Hill and at the traffic lights at Nailbridge turn left, signposted to Cinderford. Continue through the town centre, go straight over the mini-roundabout and continue up Bell Vue Road, at the brow of the hill turn left into Littledean Hill Road, after approximately 100 yards take the left turn into Highview Road where the property can be found after a short distance on the right hand side.



GROUND FLOOR



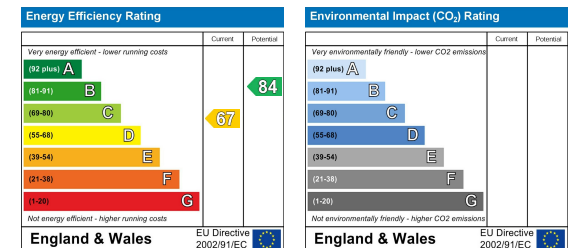
1ST FLOOR



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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MISREPRESENTATION DISCLAIMER

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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