



**18 Sutton Road**  
**Soudley, Cinderford GL14 2TX**



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985



# 18 Sutton Road

## Soudley, Cinderford GL14 2TX

Guide Price £240,000

We are delighted to offer for sale with NO ONWARD CHAIN, this EXTENDED THREE BEDROOM, TWO RECEPTION SEMI-DETACHED PROPERTY rarely available in the DESIRABLE VILLAGE OF SOUDLEY. This spacious home offers a LOUNGE, SLEEK AND STYLISH KITCHEN, PLAY ROOM/STUDY, DOWNSTAIRS W.C, THREE BEDROOMS and a MODERN FAMILY BATHROOM as well as ENCLOSED GARDENS, OFF-ROAD PARKING FOR ONE VEHICLE and a GARDEN HOME OFFICE IDEAL FOR REMOTE WORKING. The property enjoys FINE VIEWS AND ACCESS TO WOODLAND WALKS ON THE DOORSTEP.

The property benefits from a mixture of SOLID FUEL AND ELECTRIC HEATING, is DOUBLE GLAZED and has a GIGACLEAR FIBRE INTERNET POINT.

The property is close to village amenities including Soudley Primary School, village hall and recreation ground, public house and the 'Dean Heritage Centre' with its popular cafe. There are many woodland walks on the doorstep including the very scenic Soudley Ponds. A regular bus services links Soudley to the surrounding towns, including Cinderford, Lydney, Chepstow and Gloucester. Further amenities can be found in the market town of Cinderford approximately 2/3 miles away.





A front aspect upvc door leads into;

### ENTRANCE LOBBY

Radiator, stairs lead to the first floor landing, side aspect window, door leads into;

### LOUNGE/DINER

14'07 x 13'11 (4.45m x 4.24m)

A bright and spacious room with feature fireplace and multi-fuel burning stove that runs the primary heating, Gigaclear fibre point, wall mounted electric heater, front aspect window, door leads into;

### KITCHEN

17'11 x 8'10 (5.46m x 2.69m)

A stylish contemporary kitchen comprising a range of wall and base level units with quartz effect worktops and tiled splash-backs, integral sink unit, built in dishwasher and washer/dryer, Richmond Deluxe electric range cooker with extractor hood over. Space for an American style fridge/freezer, under stairs storage cupboard, tiled floor with electric underfloor heating, radiator, two rear aspect windows, door into;

### SIDE HALL

Tiled floor, doors lead to the play room/study and downstairs w.c. Access to garden.

### DOWNSTAIRS W.C

Low level w.c, wall mounted washbasin with tiled splash-backs, obscured rear aspect window, tiled floor.

### PLAY ROOM/STUDY

9'08 x 6'10 (2.95m x 2.08m)

Wall mounted electric heater, tiled floor, front and side aspect windows.

### LANDING

Loft access, side aspect window, wall mounted electric heater, doors lead off to the three bedrooms and bathroom.







### **BEDROOM ONE**

**12'08 x 10'06 (3.86m x 3.20m)**

Airing cupboard housing the pressurised hot water cylinder, radiator, rear aspect window with pleasant woodland outlook.

### **BEDROOM TWO**

**10'07 x 10'02 (3.23m x 3.10m)**

Radiator, front aspect window having lovely countryside views.

### **BEDROOM THREE**

Radiator, side aspect window.

### **FAMILY BATHROOM**

**8'00 x 5'05 (2.44m x 1.65m)**

Comprising a modern suite with a bath with electric rainfall shower over, further hand shower connected to the bath tap, low level w.c, vanity washbasin, tiled floor, partly tiled walls, heated towel rail, obscured rear and side aspect windows.

### **OUTSIDE**

The front garden is laid to lawn with hedging surround for privacy, an enclosed area currently with a trampoline, steps up to the front door with canopy porch. Gated side access to the rear garden.

The low maintenance rear garden is laid to patio with a wood store, shed. Double gates accessed from the rear of the property lead to a parking area for one vehicle. The current owners installed a useful home office. There is also a useful hot and cold water outside tap.

### **HOME OFFICE**

**8'11 x 5'04 (2.72m x 1.63m)**

With a upvc double glazed door and window, two internet connection points, electric radiator.

### **DIRECTIONS**

From the Mitcheldean office proceed over the hill and down to the mini roundabout on the A4136, turn left and then immediately turn right onto the Abenhall Road. Follow this road through to the village of Littledean, then turn left at the T junction onto Broad Street. Take the first right into Grange Lane and follow the road to the village of Soudley, as you enter the village take the first left into Sutton Road where the property can be found after a short distance on the left.





## SERVICES

Mains water, drainage, electricity. Solid fuel Heating. Night storage heaters.

Gigaclear internet point.

## 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

## LOCAL AUTHORITY

Council Tax Band: A  
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 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)





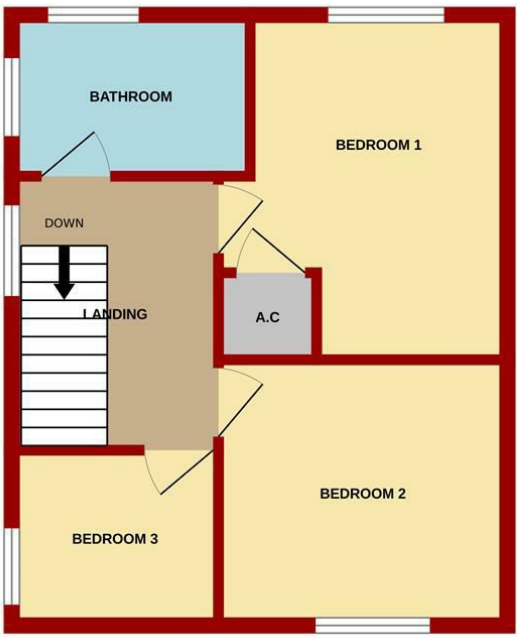




GROUND FLOOR

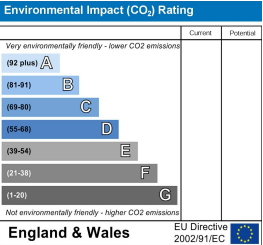
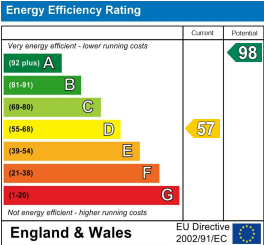


1ST FLOOR



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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**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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