



**Station Side Townsend**  
**Mitcheldean GL17 0BD**



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985



# Station Side Townsend

## Mitcheldean GL17 0BD

£375,000

**Steve Gooch Estate Agents are delighted to offer for sale this FOUR BEDROOM DETACHED FAMILY HOME benefiting from GAS CENTRAL HEATING, DOUBLE GLAZING, UNDERFLOOR HEATING to the ground floor, OFF ROAD PARKING FOR TWO/THREE VEHICLES, GARAGE and ENCLOSED GARDENS.**

The property comprises of ENTRANCE HALL, CLOAKROOM, OPEN PLAN LIVING SPACE including LOUNGE, DINING AREA and KITCHEN, UTILITY and INTEGRAL GARAGE to the ground floor with BEDROOM ONE with ENSUITE, BEDROOM TWO with ENSUITE, TWO FURTHER BEDROOMS and FAMILY BATHROOM.

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 12 miles west of the city of Gloucester.

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 is a notable landmark in Mitcheldean.

With a strong sense of community, the town has a good range of amenities to serve its residents. These include local shops, pubs, doctor's surgery, pharmacy, 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.





The property is accessed via a set of paved steps with wrought iron railings to side. A canopy porch with upvc front door with obscure glazed panel inset to top, this leads into:

## ENTRANCE HALL

Inset ceiling spots, tiled flooring, wooden panel doors leading into the:

## CLOAKROOM

White suite with close coupled w.c, wall mounted wash hand basin with monobloc mixer tap over, tiled splashback, inset ceiling spots, extractor fan, continuation of the tiled flooring, consumer unit, front aspect upvc obscure double glazed window.

## OPEN PLAN LIVING SPACE

25'10 x 17'07 (7.87m x 5.36m)

Kitchen- One and a half bowl single drainer sink unit with mixer tap over, rolled edge worktops, tiled surrounds, range of base and wall mounted units, power points, four-ring electric hob with oven beneath, extractor hood over, integrated dishwasher, space for American fridge/freezer, plumbing for ice/water dispenser, inset ceiling spots, continuation of the tiled flooring, underfloor heating, mains wired smoke alarm, rear aspect upvc double glazed window.

Dining Area- Inset ceiling spots, continuation of the tiled flooring, underfloor heating, exposed timber skirting boards, pair of rear aspect upvc double glazed French doors with blinds fitted opening onto the rear garden

Lounge- Ceiling light, power points, continuation of the tiled flooring, underfloor heating, stairs leading to the first floor, understairs storage cupboard, central heating thermostat controls, power points, tv point, front aspect upvc double glazed window overlooking the driveway and parking area.

Timber door with obscure glazed panel giving access into:

## UTILITY

9'09 x 8'07 (2.97m x 2.62m)

Single bowl, single drainer stainless steel sink unit with mixer tap over, rolled edge worktops, tiled surrounds, base and wall mounted units, space for automatic washing machine, continuation of the tiled flooring, underfloor heating, thermostat, inset ceiling spots, rear aspect upvc double glazed window, rear aspect upvc double glazed door giving access onto the rear garden, set of four steps down and door leading to the:







## **GARAGE**

**17'04 x 10'02 (5.28m x 3.10m)**

Ceiling light, mezzanine storage area, roller style up & over door, power points, double radiator.

From the open plan living space, stairs lead up to the first floor:

## **LANDING**

Side aspect upvc obscure double glazed window above stairwell, exposed timber skirting boards and woodwork, access to roof space, two ceiling lights, single radiator, power points, central heating thermostat controls, wooden door giving access into airing cupboard housing the gas fired central heating and domestic hot water boiler, slatted shelving space, central heating timer controls, wooden panel doors give access into:

## **BEDROOM ONE**

**15'11 x 10'04 (4.85m x 3.15m)**

Inset ceiling spots, power points, single radiator, built-in double wardrobe with hanging and shelving options, front aspect upvc double glazed window overlooking the front garden, parking and turning area with views towards fields, forest and woodland in the distance, wooden panel door gives access into:

## **EN-SUITE**

**8'07 x 6'10 (2.62m x 2.08m)**

White suite with close coupled w.c., pedestal wash hand basin with mixer tap over, modern side panel bath with mixer tap and shower fitted over, separate square shower cubicle with mains shower fitted, inset ceiling spots, extractor fan, half tiled walls, chrome heated towel radiator, shaver light, rear aspect upvc obscure double glazed window.

## **BEDROOM TWO**

**10'08 x 10'00 (3.25m x 3.05m)**

Inset ceiling spots, double radiator, tv point, telephone point, rear aspect upvc double glazed window overlooking the rear garden, bifold door giving access into:

## **ENSUITE SHOWER ROOM**

White suite with close coupled w.c., pedestal wash hand basin with monobloc mixer tap over, shower cubicle with bi-fold door and wet board fitted, mains fed shower, inset ceiling spots, extractor fan, wall mounted chrome heated towel radiator, half tiled walls, rear aspect upvc obscure double glazed window.

## **BEDROOM THREE**

**11'00 x 8'01 (3.35m x 2.46m)**

Inset ceiling spots, single radiator, power points, front aspect upvc double glazed window overlooking the front garden, parking and turning area with views towards fields, countryside, forest and woodland in the distance.



## BEDROOM FOUR

11'00 x 9'01 (3.35m x 2.77m)

Inset ceiling spots, power points, tv point, telephone point, single radiator, front aspect upvc double glazed window overlooking the front garden, parking and turning area with views towards fields, countryside, forest and woodland in the distance.

## FAMILY BATHROOM

7'01 x 7'01 (2.16m x 2.16m)

White suite with close coupled w.c, pedestal wash hand basin with monobloc mixer tap over, modern side panel bath with mixer taps, shower screen, mains fed shower over, inset ceiling spot, extractor fan, half tiled walls, fully tiled walls to shower, chrome heated towel radiator, shaver lights, rear aspect upvc obscure double glazed window.

## PARKING

A tarmacked driveway is suitable for parking two/three vehicles and partially enclosed by walling surround. Access to the garage door.

## OUTSIDE

Paved steps with wrought iron railings lead up to the front door, with a small raised front garden laid to trees, shrubs, and bushes. A pathway with outside lighting continues across the front of the property and leads to the gated rear garden.

The rear garden offers a mix of outdoor spaces, including a patio seating area, decking, and a lawned section with raised vegetable beds. Additional features include access to the utility room, outside lighting, power points, and a water tap, all enclosed by fencing surround.

## DIRECTIONS

From the Mitcheldean Office, proceed down through the village centre, passing the doctors surgery, where the property can be found after a short distance on the right hand side.

## SERVICES

Mains water, electricity, drainage, gas.  
Underfloor heating.







## 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

## LOCAL AUTHORITY

Council Tax Band: D  
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

## TENURE

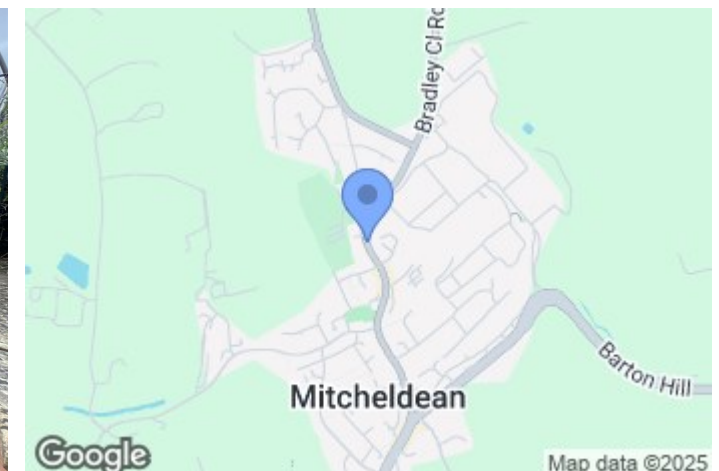
Freehold.

## 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 - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

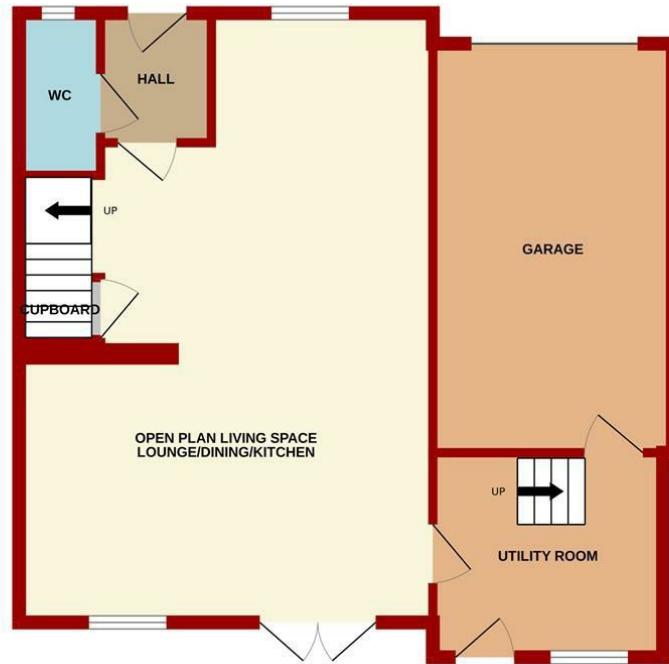
## PROPERTY SURVEYS

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





GROUND FLOOR



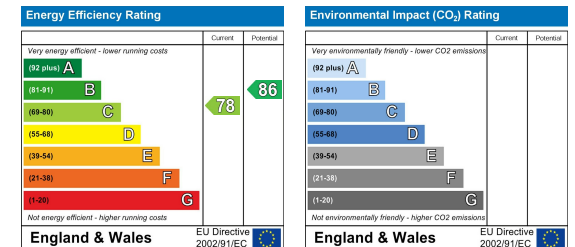
1ST FLOOR



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.







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