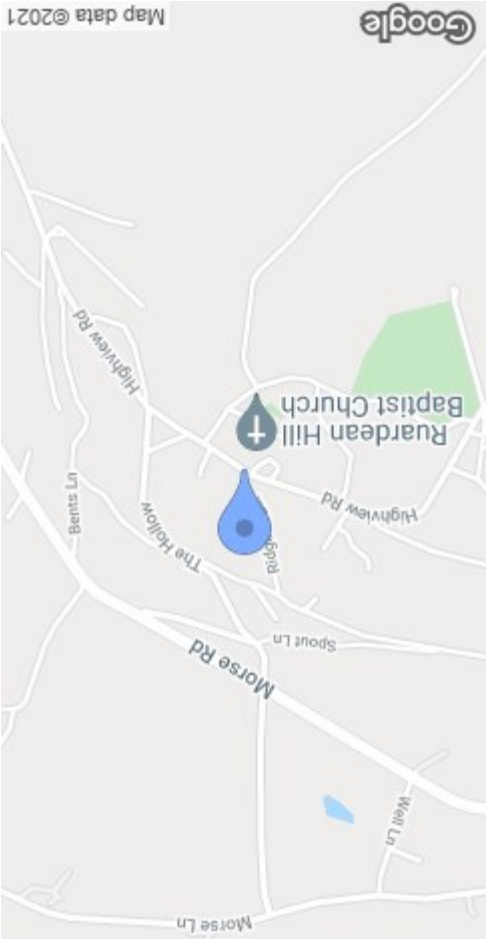


Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	<p>England &amp; Wales 2020/21 EC</p> <p>Net Energy Efficiency: Net-zero heating loads</p>		<p>England &amp; Wales 2020/21 EC</p> <p>Net Energy Efficiency: Net-zero heating loads</p>
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**STEVE GOOCH**  
ESTATE AGENTS | EST 1985



£299,995

This EXTENDED DETACHED DORMER BUNGALOW provides SPACIOUS LIVING ACCOMMODATION, FOUR DOUBLE BEDROOMS with EN-SUITE TO MASTER, SPECTACULAR VIEWS, ENCLOSED GARDEN and AMPLE OFF ROAD PARKING being offered with NO ONWARD CHAIN.

Ruardean Hill being the highest point of the Forest of Dean with superb outlook, village shop, village primary school, recreation ground, football club house, children's play area and public transport services.

Accommodation comprises LIVING ROOM, KITCHEN/DINER, CONSERVATORY, STUDY, TWO DOUBLE BEDROOMS and BATHROOM to the ground floor. MASTER BEDROOM WITH EN-SUITE and DOUBLE BEDROOM to the first floor.

Benefits include NO ONWARD CHAIN, OIL FIRED CENTRAL HEATING, DOUBLE GLAZING, FAR REACHING VIEWS OVER THE ROYAL FOREST OF DEAN and a SEMI RURAL LOCATION.



The property is accessed via an obscured double glazed upvc door with double glazed window to the side into:

**ENTRANCE HALLWAY**

With storage cupboard, radiator, power points, laminate wood flooring.

**BEDROOM FOUR**

11'7" x 8'7" (3.53m x 2.62m)

Power points, radiator, front and side aspect double glazed windows.

**BEDROOM THREE**

12'6" x 7'6" widening to 11'3" (3.81m x 2.29m widening to 3.43m)

Ceiling fan light, power points, radiator, side aspect double glazed window.

**BATHROOM**

8'1" x 6'11" (2.46m x 2.11m)

Modern three piece white suite to include Jacuzzi corner bath with mixer tap above, low level w.c., pedestal wash hand basin, airing cupboard housing the hot water cylinder with wooden slat shelving, wall mounted heated towel rail, tiled walls and flooring, rear aspect obscured double glazed window.

**KITCHEN/DINER**

11'6" x 9'8" (3.51m x 2.95m)

A fully fitted kitchen with range of base and wall mounted units, rolled edge worktops, inset ceramic sink and drainer with mixer tap above, integrated electric double oven with Halogen hob and extractor hood over, tiled surrounds, washing machine, space for American style fridge/freezer, ceiling and plinth spotlights, wooden beams, feature radiator, quarry tiled floors, power points, rear aspect double glazed window into the conservatory, door into conservatory.

**LIVING ROOM**

16'10" x 9'7" (5.13m x 2.92m)

Comprising a feature fireplace with solid oak surround and granite hearth with cast iron log burner, radiators, television point, telephone point, power points, front and side aspect double glazed windows.

**CONSERVATORY**

12'11" x 9'6" (3.94m x 2.90m)

Of partial upvc construction with wall lights, power points, wall mounted electric fire, tiled flooring, rear and side aspect double glazed windows overlooking the garden, double glazed patio door giving access to the rear garden.

**STUDY**

9'0" x 8'1" (2.74m x 2.46m)

Radiator, power points, under stairs storage cupboard housing the oil fired boiler, rear aspect double glazed window overlooking the garden.

**FROM THE STUDY, STAIRS LEAD UP TO:**

**LANDING**

Ceiling spotlights, power points, radiator, wood flooring, storage cupboard, rear aspect double glazed window with far reaching views over the Royal Forest of Dean.

**MASTER BEDROOM**

19'3" x 15'6" (5.87m x 4.72m)

Accessed via a wooden thumb latch door, exposed wooden beams, eaves storage, radiator, power points, rear aspect double glazed window with views over the forest, double glazed Velux skylight widow. Wooden thumb latch door into:

**EN-SUITE SHOWER ROOM**

7'2" x 4'11" (2.18m x 1.50m)

Modern three piece white suite to include corner shower cubicle with shower over, tiled surround, low level w.c., wall mounted wash hand basin with mixer tap above, ceiling spotlights, heated towel rail, tiled walls and flooring, double glazed Velux skylight window.

**BEDROOM TWO**

12'0" x 9'1" (3.66m x 2.77m)

Exposed wooden beams, eaves storage, radiator, power points, side aspect double glazed window with far reaching views over the forest, double glazed Velux skylight window.

**OUTSIDE**

Double gates off Ridge Walk give access to the off road gravel parking area providing parking suitable for four vehicles. A pathway leads to the front entrance with outside lights, external power points. The parking area leads to a:

**DETACHED WORKSHOP**

With power and lighting.

From the gravel area is an external oil tank with timber frame housing. From the front of the property, gated access leads to the rear garden which is mostly laid to lawn with a decked area, garden shed, outside light, outside tap and external power points. The landscaped private rear garden is well maintained and enclosed by fencing surround.

**SERVICES**

Mains water, drainage and electric. Oil tank.

**WATER RATES**

Severn Trent - rates to be advised.

**LOCAL AUTHORITY**

Council Tax Band: C  
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.

**DIRECTIONS**

From Mitcheldean proceed along the A4136 and continue straight over the traffic lights at Nailbridge. Continue along taking the first turning right on to Highview Road. Proceed up the hill into the village of Ruardean Hill, where the property can found after a short distance on the right hand side. The parking is accessed via Ridge Walk.

**PROPERTY SURVEYS**

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

**AWAITING VENDOR APPROVAL**

These details are yet to be approved by the vendor. Please contact the office for verified details.

