Dean
ESTATE AGENTS

Tel: 01594 835751
Email: coleford@deanestateagents.co.uk



Lamb Lane

Cinderford, Gloucestershire, GL14 2RN

£360,000

4 2 1





An exceptional brand new four bedroom detached family home, built in 2026, offering spacious & beautifully designed accommodation finished to a high contemporary standard throughout. Combining modern styling with a practical & versatile layout, this impressive property is perfectly suited to modern family living.

The ground floor is approached via a welcoming entrance hallway with a convenient cloakroom, leading through to a spacious separate lounge. Undoubtedly the heart of the home is the stunning open plan kitchen/dining room, featuring stylish navy blue cabinetry, contemporary worktops & a breakfast bar, providing an ideal space for both everyday living & entertaining. French doors open directly onto the rear garden, allowing plenty of natural light to flood the room. A separate utility room provides additional practicality.

To the first floor are four well proportioned bedrooms, including an impressive master suite benefiting from its own contemporary en-suite shower room & a dedicated walk-in wardrobe. The remaining bedrooms offer excellent flexibility for growing families, guests or those working from home, complemented by a stylish family bathroom fitted with modern fixtures and fittings.

Outside, the property benefits from a substantial block paved driveway providing ample off-road parking, complete with an electric vehicle charging point, while to the rear is an enclosed garden with a paved patio, a generous area ready for landscaping & a useful garden shed.

A superb opportunity to purchase a newly built detached family home, offering contemporary finishes, generous accommodation & thoughtfully designed living spaces throughout. With a three-bedroom detached bungalow also available adjacent, the two properties present an ideal opportunity for multi-generational living, allowing families to enjoy the convenience of living close together whilst maintaining their own independence & privacy.







Approached via composite front door into:

Entrance Hallway:
12'11" x 5'5" (3.96m x 1.67m)
Double panelled radiator, stairs to first floor landing, doors to lounge, kitchen/dining room & cloakroom, understairs storage cupboard, power & lighting, consumer unit.

Cloakroom:
6'5" x 2'10" (1.96m x 0.88m)
W.C., pedestal wash hand basin, tiled splashbacks, double panelled radiator, lighting, UPVC double glazed frosted window to front aspect.

Lounge:
16'8" x 12'0" (5.10m x 3.66m)
UPVC double glazed window to front aspect, double panelled radiator, power & lighting.

Kitchen/Dining Room:
21'1" x 12'9" (6.43m x 3.89m)
A range of base units, wall units & drawers, worktops, breakfast bar, extractor hood, electric double oven, electric hob, dishwasher, fridge/freezer, one & a half sink with drainer unit, tiled splashbacks, UPVC double glazed window to rear aspect, UPVC double glazed French doors into the rear garden, two double panelled radiators, door to utility room.

Utility Room:
5'3" x 4'10" (1.62m x 1.49m)
Base unit, space & plumbing for washing machine & tumble dryer, worktop, tiled splashbacks, UPVC double glazed window to side aspect, extractor fan, double panelled radiator, power & lighting.

First Floor Landing:
10'4" x 4'9" (3.16m x 1.47m)
Double panelled radiator, loft access, doors to all bedrooms & bathroom, UPVC double glazed window to side aspect.

Bedroom One:
11'5" x 11'0" (3.48m x 3.36m)
UPVC double glazed window to front aspect, opening into walk in wardrobe, double panelled radiator, power & lighting.

Walk In Wardrobe:
5'5" x 4'2" (1.66m x 1.29m)
Fitted mirrored wardrobes, spotlights, door to en-suite.

En-Suite:
7'10" x 3'11" (2.41m x 1.21m)
UPVC double glazed window to side aspect, walk in shower with glass sliding screen, pedestal sink unit, W.C., tiled shower enclosure, heated towel rail, extractor fan, shavers socket, lighting.

Bedroom Two:
11'5" x 8'9" (3.48m x 2.68m)
UPVC double glazed window to rear aspect, double panelled radiator, power & lighting.

Bedroom Three:
9'5" x 8'9" (2.89m x 2.68m)
UPVC double glazed window to rear aspect, double panelled radiator, power & lighting.

Bedroom Four:
9'5" x 6'5" (2.88m x 1.97m)
UPVC double glazed window to front aspect, double panelled radiator, power & lighting.

Bathroom:
6'5" x 6'0" (1.98m x 1.84m)
UPVC double glazed window to side aspect, white panelled bath with shower over, glass shower screen, pedestal sink unit, W.C., fully tiled bath area, heated towel rail, shavers socket, lighting.

Outside:
The property is approached via an attractive & generously sized block-paved driveway, providing ample off-road parking for several vehicles and benefits from an electric vehicle charging point (7KW).

The striking red-brick exterior is complemented by a contemporary tiled roof, white-framed windows & an attractive covered entrance porch, creating a welcoming first impression. A timber gate to the side provides convenient access to the rear garden.

To the rear, the property benefits from a generously proportioned, fully enclosed garden, offering excellent potential for landscaping & personalisation. The garden provides a blank canvas for prospective purchasers to create their ideal outdoor space, whether that be a traditional lawn, landscaped borders or a family-friendly garden. A paved patio area immediately adjoining the property provides the perfect setting for outdoor seating, dining & entertaining, with French doors opening directly from the house. The garden is enclosed by timber fencing and further benefits from a useful timber storage shed, making this a versatile outdoor space with plenty of potential.

Agents Note:
The images have been virtually staged for illustrative purposes to help prospective buyers visualise how the property could be furnished & presented.






Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability or availability with respect to the website or the information, products, services, or related graphics contained on the website for any purpose.
These details do not constitute any part of any Offer, Contract or Tenancy Agreement.
Photographs used for advertising purposes may not necessarily be the most recent photographs, although every effort is made to update photographs at the earliest opportunity. Any reliance you place on such information is therefore strictly at your own risk. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright. You must obtain permission from the owner of the images to reproduce them.
Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.
Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.
PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.
As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.
You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form.
Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

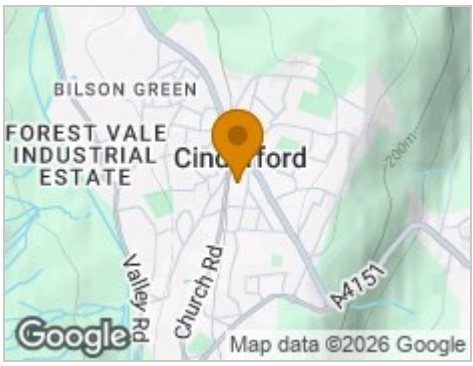
Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Coleford Office
on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

14 St John Street, Coleford, Gloucestershire, GL16 8AR
Tel: 01594 835751 Email: coleford@deanestateagents.co.uk www.deanestateagents.co.uk

The Property Ombudsman