52a Littledean Hill Road
Cinderford GL14 2BJ

STEVE GOOCH
ESTATE AGENTS | EST 1985

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Guide Price £530,000

DATING BACK TO 1933 and TASTEFULLY IMPROVED AND EXTENDED BY THE CURRENT OWNER, this BEAUTIFULLY PRESENTED DETACHED BUNGALOW offers THREE BEDROOMS, TWO RECEPTION ROOMS, and TWO BATHROOMS. PERFECTLY POSITIONED JUST OFF THE HIGHLY SOUGHT-AFTER LITTLEDEAN HILL ROAD on the edge of Cinderford, the property combines PERIOD CHARM with MODERN COMFORT. Set WITHIN A PRIVATE, LEVEL PLOT of approximately 0.4 ACRES, the home enjoys LIGHT, SPACIOUS INTERIORS and GENEROUS OUTDOOR SPACE. A LARGE DRIVEWAY PROVIDES AMPLE PARKING FOR MULTIPLE VEHICLES, complemented by a DETACHED DOUBLE GARAGE and a VERSATILE WORKSHOP OR STUDIO.

The STUNNING FRONT ASPECT GREEN OAK EXTENSION—with its VAULTED CEILING—frames BREATHTAKING VIEWS OF THE RIVER SEVERN AND THE COTSWOLD ESCARPMENT, transforming the living room into an impressive space for relaxing and entertaining. The PRINCIPAL BEDROOM FEATURES AN EN-SUITE SHOWER ROOM and DIRECT ACCESS TO THE GARDEN, while the BESPOKE OAK KITCHEN OPENS ONTO THE BEAUTIFULLY LANDSCAPED LAWN that wraps gracefully around the property.

The accommodation comprises a SIDE PORCH, KITCHEN/DINER, LIVING ROOM, STUDY, BEDROOM ONE with EN-SUITE SHOWER ROOM, TWO FURTHER BEDROOMS and a SHOWER ROOM. The property is GAS CENTRALLY HEATED and DOUBLE GLAZED.

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 14 miles (22.5 kms) east of the cathedral 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, pubs, 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 with pool, and a local market.

Cinderford is surrounded by beautiful woodlands, 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, the Dean Heritage Centre and the restored Dean Forest Railway.

The property is approached via a side aspect upvc double glazed door leading into;

SIDE PORCH

With useful base mounted storage units having tiled worktops, tiled floor, triple aspect windows, stable door leads into;

KITCHEN/DINING ROOM

20'08 x 14'04 (6.30m x 4.37m)

An ideal space to entertain with bespoke handmade oak units having oak worktops and tiled splash-backs, inset Belfast sink unit, integral appliances include an electric oven with induction hob and extractor hood above, dishwasher and washing machine. Space for a fridge/freezer. Original open fireplace with bread oven and tiled hearth, radiators, Karndean flooring, dual aspect windows and rear aspect French doors opening onto the garden. A door leads off to the study, a doorway leads to the central hallway.

STUDY

11'11 x 9'11 (3.63m x 3.02m)

The perfect work from home space with feature open fireplace having a decorative surround and tiled hearth, cupboard housing the gas-fired combi boiler, radiator, front aspect window.

CENTRAL HALLWAY

Karndean flooring, loft accesses lead to the part boarded and fully insulated loft space, doors lead off to the living room, three bedrooms and shower room.

LIVING ROOM

27'02 x 16'08 (8.28m x 5.08m)

Having been tastefully extended by the current owners, a vaulted green oak extension with large picture windows maximises natural light and enhances the beautiful views of the River Severn and Cotswold escarpment in the distance, a gas fire neatly sits on a stone hearth, radiators, French doors lead out to the garden.

BEDROOM ONE

10'06 x 10'06 (3.20m x 3.20m)

With a range of built-in wardrobes, radiator, front aspect French doors lead out to the garden, door into;

EN SUITE SHOWER ROOM

Mains fed shower cubicle, close coupled w.c, wall mounted washbasin, tiled walls and floor, heated towel rail, obscured side aspect window.

BEDROOM TWO

12'01 x 7'07 (3.68m x 2.31m)

Built-in double wardrobe, radiator, rear aspect window overlooking the garden.

BEDROOM THREE

9'07 x 7'08 (2.92m x 2.34m)

Built-in double wardrobe, radiator, rear aspect window overlooking the garden.

SHOWER ROOM

7'09 x 7'06 (2.36m x 2.29m)

A contemporary suite comprising a double width walk-in mains fed shower cubicle, close coupled w.c, vanity washbasin unit with further storage, radiator, partly tiled walls, obscured rear aspect window.

PARKING

The property boasts a large block paved driveway suitable for parking multiple vehicles, this leads to the detached double garage (25'03x21'08) with electric door, power and lighting.

OUTSIDE

The property is accessed via a shared driveway with two neighbouring homes, leading to a spacious private block-paved drive and a detached double garage. Beautifully maintained lawns—kept immaculate by a robot mower included in the sale—surround the property on three sides. The west-facing rear garden enjoys abundant afternoon sun and features a variety of mature trees and shrubs, a patio area off the kitchen/diner perfect for al fresco dining, and a versatile workshop or studio equipped with an up-and-over door, power, and lighting.

DIRECTIONS
What3Words/// abstracts.sleeps.rekindle- From the Mitcheldean office, proceed down to the mini roundabout, turning right onto the A4136. Continue up over Plump Hill and upon reaching the traffic lights at Nailbridge, turn left signposted to Cinderford. Continue up into the town centre, proceeding straight over the mini roundabout and to the top of Belle Vue Road. Turn left into Littledean Hill Road and continue for approximately 600 yards where the property can be found on the left hand side set back from the road.

SERVICES
Mains water, drainage, electricity, gas.

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

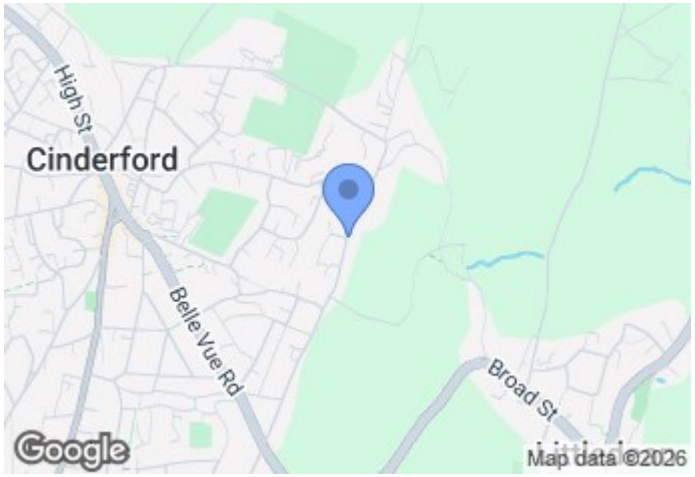
LOCAL AUTHORITY
Council Tax Band: C
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

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.

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

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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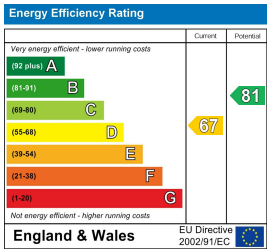

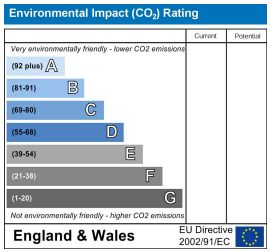

MISREPRESENTATION DISCLAIMER

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.