

5 Vicarage Drive
Mitcheldean GL17 0XW

STEVE GOOCH
ESTATE AGENTS | EST 1985

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Guide Price £275,000

*****VIRTUAL TOUR AVAILABLE*** Offered for sale with NO ONWARD CHAIN, this MODERN AND DECEPTIVELY SPACIOUS FOUR-BEDROOM TOWNHOUSE STYLE PROPERTY, built in 2014, provides VERSATILE FAMILY ACCOMMODATION ARRANGED OVER THREE FLOORS. Benefiting from TWO EN-SUITE BEDROOMS, ENCLOSED GARDEN and OFF-ROAD PARKING the property is ideally suited to MODERN FAMILY LIVING, with FLEXIBLE LIVING SPACE designed to meet a variety of needs. Situated on the SOUGHT AFTER VICARAGE DRIVE DEVELOPMENT in the POPULAR TOWN OF MITCHELDEAN, the home enjoys a CONVENIENT LOCATION within EASY WALKING DISTANCE of HIGHLY REGARDED PRIMARY AND SECONDARY SCHOOLS, making it an EXCELLENT CHOICE FOR FAMILIES.**

The property offers an ENCLOSED GARDEN, ALLOCATED PARKING FOR ONE VEHICLE, GAS CENTRAL HEATING and DOUBLE GLAZING as well as having GIGACLEAR FIBRE INTERNET CONNECTION to the premises.

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.



ENTRANCE HALL
A spacious hallway with a cupboard housing the gas-fired combi boiler, radiator, tiled flooring, stairs ascending to the first floor landing, doors lead off to the lounge, kitchen/diner and downstairs w.c.

DOWNSTAIRS W.C
3'4 x 4'8 (1.02m x 1.42m)
Comprising a close coupled w.c, pedestal washbasin, radiator, tiled flooring and extractor fan.

LOUNGE
9'1 x 14'0 (2.77m x 4.27m)
A light and airy room having dual aspect windows and French doors leading out to the garden, radiator, laminate wood effect flooring and Gigaclear fibre internet point.

KITCHEN/DINER
8'6 x 13'11 (2.59m x 4.24m)
Comprising a range of modern fully fitted wall and base level units with laminate worktops and tiled splash-backs, inset 1.5 bowl stainless steel sink unit with drainer. Built-in appliances include an electric oven, gas hob with glass splash-back and extractor hood above, fridge/freezer and dishwasher. There is also space and plumbing for a washing machine. Additionally there is a radiator, tiled flooring and dual aspect windows.

FIRST FLOOR LANDING
Radiator, stairs ascend to the second floor landing, doors lead off to bedrooms two, three and the family bathroom.

BEDROOM TWO
7'3 x 8'1 (2.21m x 2.46m)
Two Built-in double wardrobes, radiator and a front aspect window. A door leads into en-suite shower room.













EN-SUITE SHOWER ROOM
5'0 x 5'6 (1.52m x 1.68m)
Comprising a modern white three piece white suite to include a shower cubicle with mains fed shower, close coupled w.c and pedestal washbasin unit. There is a heated ladder towel rail, tiled flooring, partly tiled walls and an obscured front aspect window.

BEDROOM THREE
8'7 x 14'0 (2.62m x 4.27m)
Built-in double wardrobe, radiator and dual aspect windows.

FAMILY BATHROOM
7'1 x 5'5 (2.16m x 1.65m)
Comprising a modern three piece white suite including a panelled bath with mains fed shower over, close coupled w.c and pedestal washbasin. There is also a heated ladder towel rail, tiled flooring, partly tiled walls and an obscured front aspect window.

SECOND FLOOR LANDING
Radiator, doors lead off to bedrooms one and four.

BEDROOM ONE
9'1 x 13'11 (2.77m x 4.24m)
Built-in double wardrobe, radiator, dual aspect windows, a door leads into en-suite shower room.

EN-SUITE SHOWER ROOM
7'2 x 4'7 (2.18m x 1.40m)
Comprising a modern white three piece white suite to include a walk-in mains fed shower, close coupled w.c and pedestal washbasin. Additionally there is a heated ladder towel rail, tiled flooring, partly tiled walls and a skylight.

BEDROOM FOUR
8'7 x 13'11 (2.62m x 4.24m)
Built-in single wardrobe, airing cupboard housing the pressurised hot water cylinder, loft hatch, radiator and dual aspect windows.

PARKING
The property benefits from one allocated parking space.

OUTSIDE
The enclosed side garden provides a low-maintenance outdoor space, featuring a patio seating area directly accessed from the lounge, ideal for al fresco dining and entertaining, alongside a small lawn. A gated side entrance offers convenient external access.

DIRECTIONS
From our Mitcheldean office, proceed to the A4136 taking the first exit at the mini-roundabout signposted Gloucester. Take the second left into Vicarage Drive, then bear left where the property can be found after a short distance on the left as per our for sale board.

SERVICES
Mains water, drainage, electricity, gas.
Gigaclear.

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

PROPERTY SURVEYS







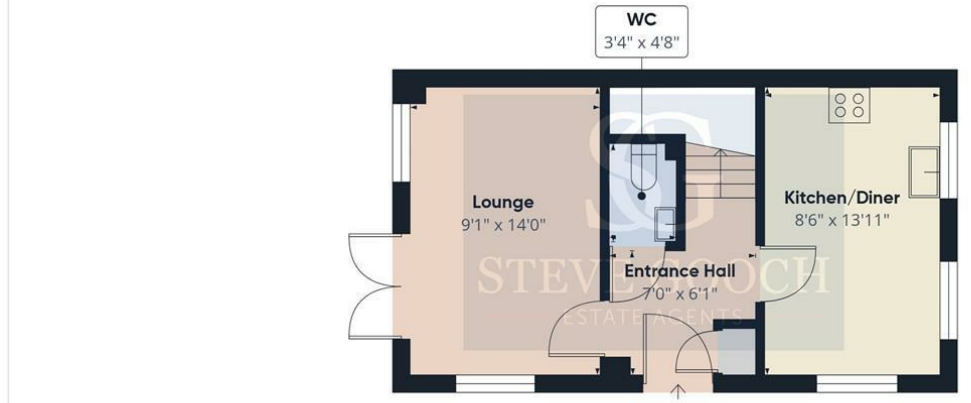


Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).









Floor 0



Floor 1



Floor 2



Approximate total area(1)

954 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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.

