



40
Mount Pleasant
Road





40

Mount Pleasant Road Cinderford GL14

- A beautifully presented family home in the popular town of Cinderford •
- 4 bedrooms (1 ensuite) • Family bathroom • Detached •
- Spacious lounge with patio doors • Modern kitchen •
- Large rear private garden • Driveway for 3 cars •
- Stunning views of the forest • Close to town amenities •

A beautifully presented family home in the popular town of Cinderford

In summary, a spacious, beautifully presented detached family home, consisting of 4 bedrooms (1 en suite), modern kitchen, dining room, family bathroom, driveway for 3 cars and large private rear garden. The property is situated in the outskirts of the popular town of Cinderford in the heart of the Forest of Dean, a short drive from the river Wye, the river Severn and the picturesque towns of Coleford, Ross-On-Wye and Monmouth.

The convenient location affords easy access to Cheltenham, Gloucester, Bristol, Birmingham and Cardiff whilst being surrounded by some of the best countryside that England has to offer. The Forest of Dean is home to stunning walks and nestled between the river Wye and the river Severn.

Vendors comments *"This has been an amazing family home for our growing 4 children. A spacious house in a very warm & friendly neighbourhood. We will be very sad to leave, but our children are now grown up & it is too big for our needs. This is our time to move on & the next family to enjoy this house as we have."*

The entrance hallway welcomes you into this beautiful, family home. This lovely hallway has wooden flooring which leads you to the dining room, lounge and kitchen. There are two windows and stairs leading up to the bedrooms and family bathroom on the first floor.

The dining room is off the hallway to the left. This spacious room, which is a converted garage, has a large bay window looking out to the front driveway with wooden flooring and a cupboard where the combi-boiler is housed.

The Kitchen is spacious, with plenty units and wooden counter tops. There is a large window to attract natural light, a large double range cooker, space for all appliances. There is a door for side access to the rear garden and front driveway, and a door leading into the lounge.

The lounge is a beautiful large room that enjoys double patio doors leading to the private garden. There is a window, wooden flooring, high ceilings and room for any furniture. This room is accessed from the hallway or through the kitchen.

The first floor has an **airing cupboard** and a **family bathroom** with a modern bathroom suite that has a bath with an integrated shower and glass panel. There are floor to ceiling tiles and a window for natural light.

Bedroom 1 looks out over the rear garden, which is currently being used as an office. There are built-in floor to ceiling wardrobes along one side, wooden flooring and a radiator.

Bedroom 2 is a double bedroom and positioned at the front of the house looking out to the lovely views of the forest in the distance. The bedroom has wooden flooring, built-in wardrobes and a radiator.

Bedroom 3 is looks out to the front from a large window. This large double bedroom has built-in wardrobes, wooden flooring and a radiator.

The primary bedroom is a wonderful double bedroom, with a large built-in wardrobe, a window looking out over the rear private garden, wooden flooring and a lovely **modern en suite shower room**.

The front driveway has space for three cars and set off the road. There is side access to the rear garden and kitchen.

The private rear garden is a large garden with a lawned space, large decking area and is perfect for entertaining guests with a BBQ in the summer. There is direct access through double patio doors and side access to the kitchen and leading to the front driveway.

Sq ft size: 1165 approx square feet.

Broadband connectivity: Ultra fast fibre.

Mobile coverage: 5G voice & data.

Council Tax: D.

Tenure: Freehold.

Other: Gas central heating & electricity.



LOCATION:

Perfectly situated in the heart of the Forest of Dean.

The popular town of Cinderford is situated in the heart of the Forest of Dean which is home to some of the finest countryside in England. The location is nestled between the river Wye and the river Severn and has an abundance of stunning walks and outdoor activities including Go Ape, river cruises, canoeing and white water rafting.

The Forest of Dean is perfectly situated to access many major towns and cities. A short drive from Coleford, Ross-on-Wye and Monmouth and easy accessible to Gloucester, Cheltenham, Bristol, Birmingham and Cardiff.

The Forest of Dean is perfect for those who enjoy the countryside and all that nature offers as well as being conveniently located to major towns and cities for commuters. This area affords people the best of both worlds both work and play. There are many fantastic restaurants and local pubs as well plenty of local artisan shops.



ROSS ON WYE - 4.8 MILES
COLEFORD - 4.8 MILES
LYDNEY - 8.6 MILES
MONMOUTH - 15 MILES
GLOUCESTER - 13 MILES
CHELTENHAM - 20 MILES
BRISTOL - 28 MILES

All distances are approximate















































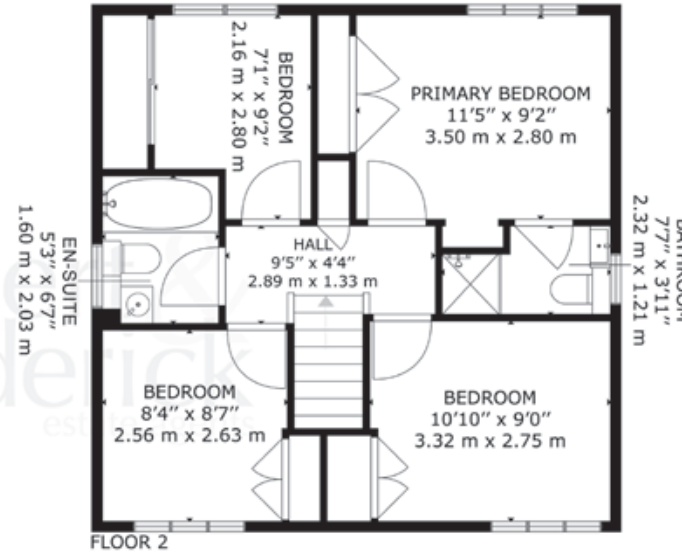
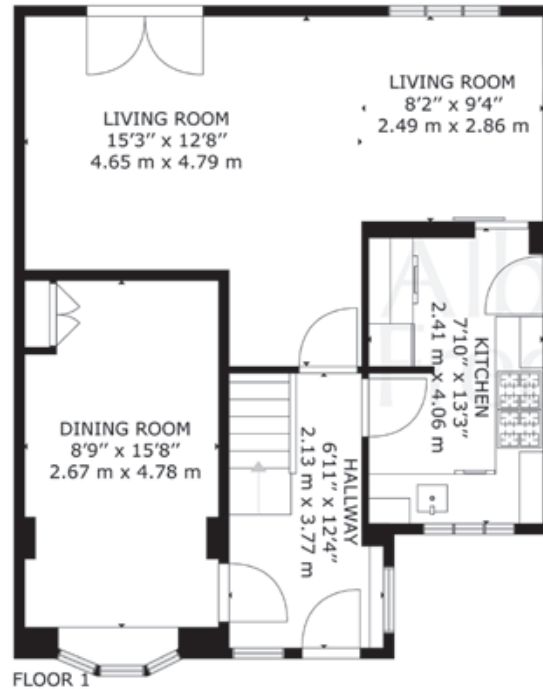




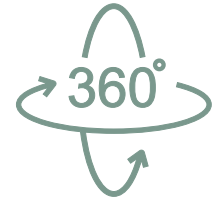




t: 01594 546776
 m: 07747 456069
 e: hello@albertandfrederick.com
 w: albertandfrederick.com
 s: @albandfrederick



GROSS INTERNAL AREA
 FLOOR 1: 640 sq.ft, 59 m², FLOOR 2: 525 sq.ft, 48 m²
 TOTAL: 1165 sq.ft, 127 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



VIRTUAL TOUR
 CLICK [HERE](#)

40 MOUNT PLEASANT ROAD
 CINDERFORD,
 GL14 3BX
Offers in excess of £325,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		70 C	82 B

If you require this document in an alternative format, please contact Albert & Frederick on Tel: 01594 546776. **IMPORTANT NOTICE:** Albert & Frederick, their client and any joint agents give notice that: A. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact. B. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Albert & Frederick have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Photographs and details Jan 2026.

Albert &
Frederick
estate agents