



43 Vicarage Drive  
Mitcheldean GL17 0XW



STEVE GOOCH  
ESTATE AGENTS | EST 1985

# 43 Vicarage Drive

## Mitcheldean GL17 0XW

Guide Price £325,000

**\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* A BEAUTIFULLY PRESENTED THREE BEDROOM TOWNHOUSE style PROPERTY BUILT IN 2016 by renowned local developers Freeman Homes boasting DECEPTIVELY SPACIOUS ACCOMMODATION IN EXCESS OF 1,340SQ.FT THOUGHTFULLY LAID OUT OVER THREE FLOORS, and BENEFITTING FROM PRINCIPAL BEDROOM WITH EN-SUITE BATHROOM and BALCONY, 28.FT OPEN PLAN LIVING/KITCHEN ROOM, OFF-ROAD PARKING FOR TWO VEHICLES, ENCLOSED TWO-TIER REAR GARDEN and WONDERFUL COUNTRYSIDE VIEWS.**

This IDEAL FAMILY HOME is LOCATED WITHIN THE EVER POPULAR TOWN OF MITCHELDEAN and is WITHIN EASY WALKING DISTANCE OF THE SHOPS, SCHOOLS AND AMENITIES also having GOOD COMMUTER LINKS TO GLOUCESTER AND BRISTOL.

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.



A front aspect composite door leads into;

### **ENTRANCE HALL**

A spacious hall with two large built-in storage cupboards, Karndean flooring, radiator, phone and internet points, stairs ascend to the first floor, doors lead off to bedrooms two, three and the bathroom.

### **BEDROOM TWO**

**8'10 x 8'3 (2.69m x 2.51m)**

A double room with a built-in double wardrobe, tv point, radiator, front aspect window.

### **BEDROOM THREE**

**8'10 x 8'3 (2.69m x 2.51m)**

A double room with a built-in double wardrobe, radiator, tv point, rear aspect window.

### **BATHROOM**

**8'2 x 4'6 (2.49m x 1.37m)**

Comprising a modern white three piece suite to include a panelled bath with mains fed shower over and tiled splash-backs, close coupled w.c and pedestal washbasin unit with tiled splash-backs. Tiled floor, heated towel rail.

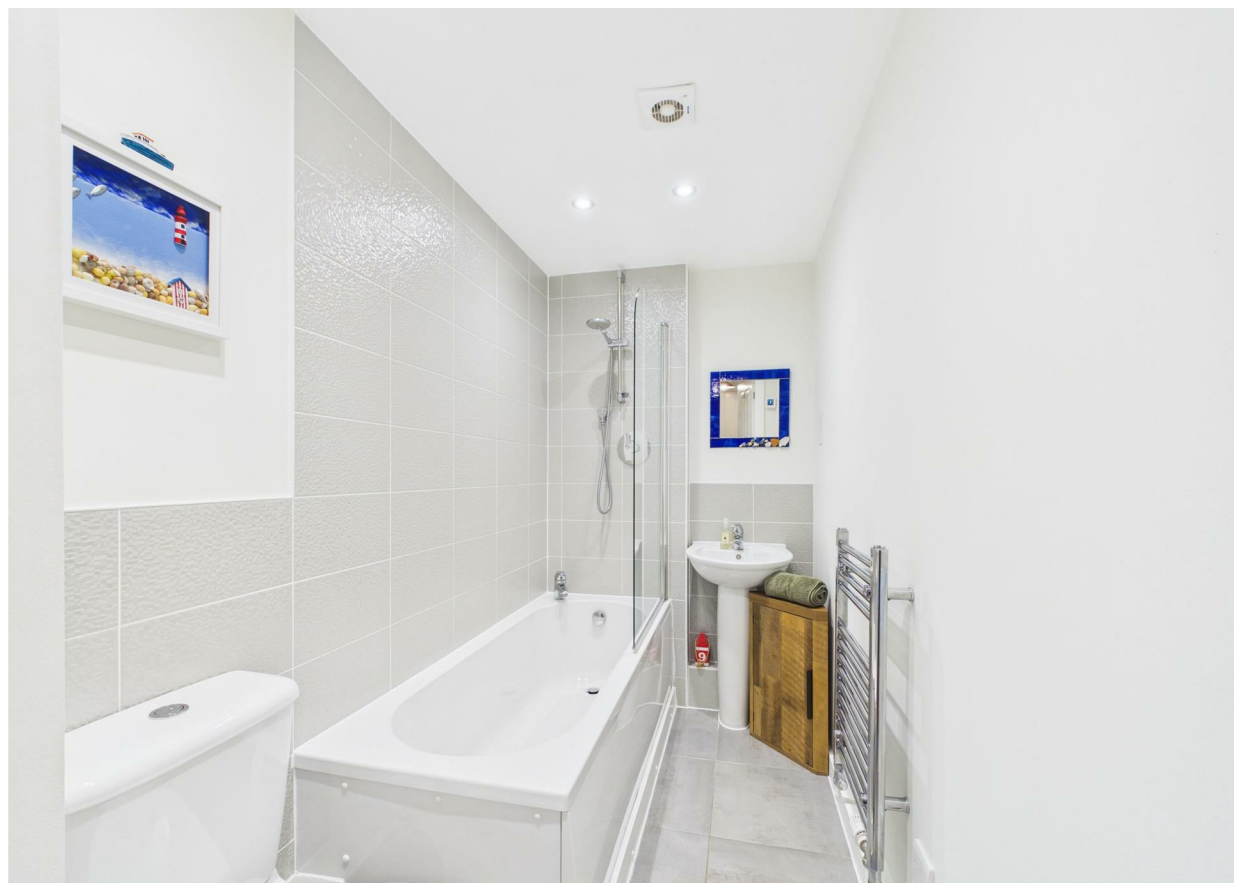
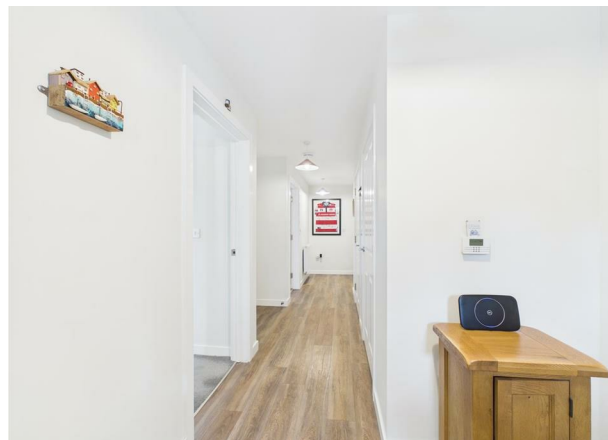
### **FIRST FLOOR HALL**

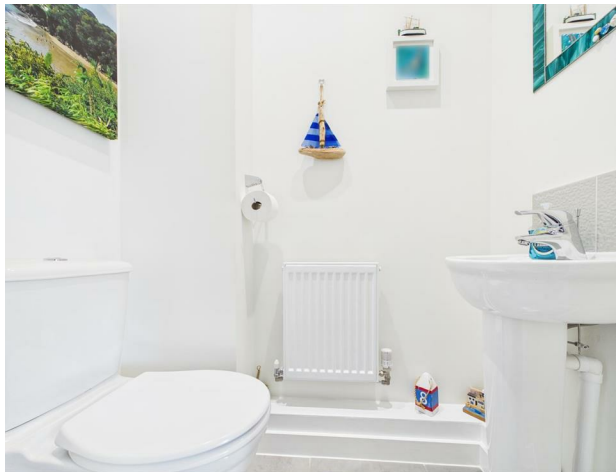
Stairs ascend to the second floor, a double glazed upvc door leads out to the rear garden, Karndean flooring, radiator, doors lead off to the w.c and open plan living/kitchen room.

### **W.C**

**3'0 x 4'11 (0.91m x 1.50m)**

Comprising a close coupled w.c, pedestal washbasin unit with tiled splash-backs, radiator, tiled floor.





## **OPEN PLAN KITCHEN/LIVING ROOM**

**11'5 x 28'3 (3.48m x 8.61m)**

A bright and spacious hub of the home having an open plan layout comprising the living room at one end and kitchen at the other. The sleek and stylish high gloss units are topped with quartz effect laminate worktops and an inset stainless steel sink unit with drainer. Built-in appliances include an electric oven with gas hob, stainless steel splash-back and extractor hood, a fridge/freezer and dishwasher. There is also space and plumbing for a washing machine. Additionally there are radiators, part tiled and part Karndean flooring, front and rear aspect windows and a door that opens to a Juliet Balcony providing lovely countryside views.

## **SECOND FLOOR LANDING**

Airing cupboard housing the gas-fired combi boiler and pressurised hot water cylinder, loft access, radiator, a door leads out to the balcony. Another door leads into;

## **PRINCIPLE BEDROOM**

**10'7 x 9'7 (3.23m x 2.92m)**

Built-in double wardrobe, radiator, tv point, a full height window and door lead out to the balcony, another door leads into;

## **EN-SUITE BATHROOM**

**15'5 x 3'10 (4.70m x 1.17m)**

Comprising a four piece suite to include a panelled bath with tiled splash-backs, mains fed shower cubicle with tiled surround, close coupled w.c and pedestal washbasin unit with tiled splash-backs. Additionally there is a heated towel rail, tiled floor and a skylight.

## **BALCONY**

**19'6 x 8'3 (5.94m x 2.51m)**

Made private and secure with an opaque glass balustrade, enjoying privacy and a lovely countryside view.

## **PARKING**

There is off road parking for two vehicles located in front of the property.



## OUTSIDE

The private rear garden is arranged over two attractive levels, with a lower patio terrace accessed directly from the first floor hall, benefiting from outside lighting and a water tap, creating an ideal space for relaxing or entertaining. The upper tier has been beautifully planted with a variety of colourful flowers and established shrubs, providing a pleasant and well-stocked outdoor setting.

## 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 right where the property can be found after a short distance on the left.

## 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

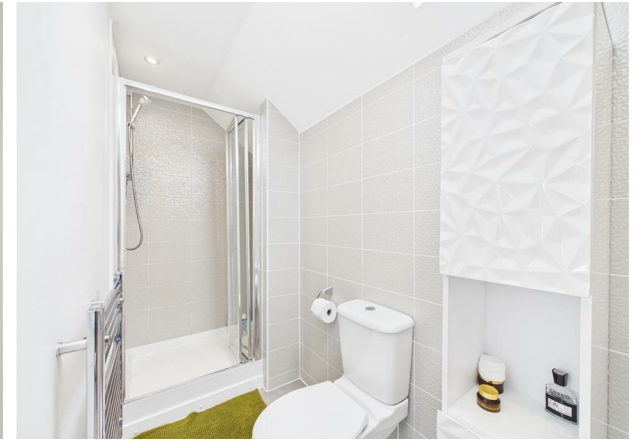
## LOCAL AUTHORITY

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 - 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).





Approximate total area<sup>1)</sup>  
1098 ft<sup>2</sup>

Balconies and terraces  
163 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		84	
(69-80) C			
(55-64) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-64) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	





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