



Littledean Hill Road

Cinderford, GL14 2BE

£365,000



Nestled on the charming Littledean Hill Road in Cinderford, enjoying extensive far reaching views of the River Severn and beyond. The property boasts a generous living space of 1,152 square feet, making it an ideal family home.

Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The layout is both practical and spacious, allowing for a comfortable lifestyle. The house features three well-proportioned bedrooms, providing ample space for rest and relaxation. Additionally, there are two bathrooms, ensuring convenience for busy mornings and family life.

One of the standout features of this property is the extensive parking available for up to six vehicles, a rare find in residential areas. This feature not only adds to the practicality of the home but also enhances its appeal for families or those with multiple vehicles.

The location in Cinderford offers a lovely community atmosphere, with local amenities and beautiful countryside nearby. This property is perfect for those seeking a blend of historical charm and modern convenience in a tranquil setting. Whether you are a first-time buyer or looking to settle down with your family, this home is sure to meet your needs and exceed your expectations. Don't miss the opportunity to make this charming house your new home.

Planning permission has been granted to demolish the existing garage and erect a two storey garage/residential annexe P0094/26/FUL



Entrance Hall :

3'1 x 11'10 (0.94m x 3.61m)

Laminate flooring, double glazed door to front, consumer unit.

Dining Room :

14'8 x 12'11 (4.47m x 3.94m)

Laminate Flooring, stairs to first floor, twin panel radiator, twin glazed doors to Sitting room, two double glazed windows to side aspect, door way to kitchen.

Sitting Room :

11'3 x 11'10 (3.43m x 3.61m)

Double glazed window to front taking in the far reaching views, feature fireplace, twin panel radiator.

Kitchen :

15'1 x 10'11 (4.60m x 3.33m)

Fitted with a range of matching wall and base storage units, one and half bowl white ceramic sink unit, integrated dishwasher, space for an American style fridge, centre island and breakfast bar, dual fuel rangemaster, stainless steel extractor hood, tiled floor, recessed shelving, double glazed window and door to side aspect, electric radiator, down lighters.

Utility Room :

9'2 x 11'8 (2.79m x 3.56m)

Matching wall and base storage units, plumbing for washing machine and space for tumble dryer, stainless steel sink unit, laminate flooring, vertical radiator, double glazed window and door to side and double glazed door to kitchen.

Cloakroom :

Low level WC, double glazed window to side.

Attached Boiler Room ;

7'9 x 7'10 (2.36m x 2.39m)

Wall mounted gas boiler, shelving, power and light.

First Floor Landing :

Radiator and stairs to 2nd floor.

Bedroom 1 :

15 x 12 (4.57m x 3.66m)

Double glazed window to front enjoying the far reaching views of the estuary and beyond. Radiator.

En-suite :

9'6 x 4 (2.90m x 1.22m)

Shower cubicle, wash hand basin, low level WC, towel radiator, tiled walls, extractor fan, laminate flooring, bathroom cabinet.

Family Bathroom :

9'6 x 8'6 (2.90m x 2.59m)

Shower cubicle, bath, twin vanity units, low level WC, tiled walls, vinyl flooring, extractor fan, double glazed windows to side and rear aspects.

Bedroom 2

9'7 x 10'10 (2.92m x 3.30m)

Double glazed windows to side and rear aspects, radiator.

2nd Floor :

Bedroom 3 :

12'2 x 17 (3.71m x 5.18m)

Apex ceiling, access to loft space, radiator, double glazed window to front enjoying the far reaching views.

Garage :

13'10 x 23'2 (4.22m x 7.06m)

Twin opening doors, power, light and courtesy door to side.

Attached workshop :

19'2 x 10'9 (5.84m x 3.28m)

Timber framed.

Attached shed :

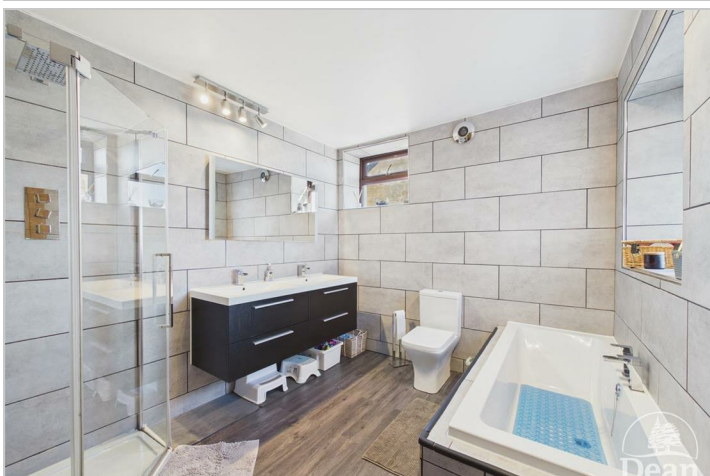
9'9 x 8'8 (2.97m x 2.64m)

Outside :

To the front is a stone and brick retaining wall and patio. Twin wooden gates open onto the paved driveway providing parking for numerous vehicles, there is additional parking off the lane at the rear where the garage is situated. Attached to the garage is a workshop and small timber shed. The level gardens are at the rear of the property and divided into a good size lawn, large patio and deck.

Planning permission :

Planning permission has been granted to demolish the existing garage and erect a two storey garage/residential annexe P0094/26/FUL



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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

Floor 0 Building 1

Floor 1 Building 1

Floor 2 Building 1

Approximate total area¹⁾
1389 ft²
128.9 m²

Reduced headroom
72 ft²
6.7 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

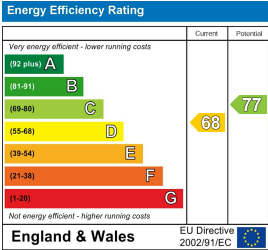
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Viewing

Please contact our Cinderford Office on 01594 825574 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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