



**FREEHOLD**

**£380,000**



## **WOODTOPS, LAMB LANE, CINDERFORD, GLOUCESTERSHIRE, GL14 2RN**

- **STYLISH FITTED KITCHEN/BREAKFAST ROOM**
- **TWO DOUBLE BEDROOMS**
- **UTILITY ROOM**
- **INTEGRAL GARAGE**
- **GAS CENTRAL HEATING**
- **LOUNGE WITH DUAL ASPECT**
- **NEWLY FITTED SHOWER ROOM**
- **CLOAKROOM**
- **EASILY MAINTAINED GARDENS WITH VARIOUS SEATING AREAS**
- **AMPLE PARKING**

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# WOODTOPS, LAMB LANE, CINDERFORD, GLOUCESTERSHIRE, GL14 2RN

KJT RESIDENTIAL ARE THRILLED TO OFFER FOR SALE, THIS TWO BEDROOM DETACHED BUNGALOW THAT HAS RECENTLY BEEN TASTEFULLY MODERNISED TO INCLUDE A NEW KITCHEN AND SHOWER ROOM WITH QUALITY FIXTURES AND FITTINGS THROUGHOUT. THE PROPERTY IS IDEALLY SITUATED IN A QUIET YET CONVENIENT LOCATION WITH STUNNING VIEWS OVER THE ROOFTOPS TOWARDS THE WOODS.

The market town of Cinderford offers a range of amenities to include shops, post office, supermarkets, library, health centre, community hospital, dentist, sports and leisure centre, primary and secondary education and a bus service to Gloucester which is approximately 14 miles away and surrounding areas.

A wider range of facilities also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn Crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.

Composite front door with glazed inserts to -

**Entrance Hall:** Two radiators, airing cupboard housing gas fired boiler providing central heating and domestic hot water, shelving, loft access with ladder and the loft has been boarded out giving ample extra storage, doors from either end of the hall lead to -

**Kitchen/Breakfast Room: 16' 9" x 14' 2" (5.10m x 4.31m),** A lovely bright and airy room with light coloured wall and base units providing ample worktop and storage space, quartz worktops and matching upstands & splash-backs, fitted oven and gas hob with extractor over, larder cupboard, moulded sink unit with 'kettle' tap providing instant boiled water, fitted dishwasher, space for fridge freezer, mosaic style flooring, two windows, radiator, spotlights.



**Lounge: 17' 0" x 13' 1" (5.18m x 3.98m),** Lovely and bright dual aspect with lovely views and patio doors to garden, feature fireplace with log burner effect electric fire to give that welcoming glow, tiled hearth with wood mantle over, two windows, T.V. point.

**Bedroom One: 11' 8" x 10' 11" (3.55m x 3.32m),** Picture window to front, radiator.

**Bedroom Two: 13' 1" x 9' 8" (3.98m x 2.94m),** Picture window to rear, radiator.

**Shower Room:** , The new shower room is bright, modern and beautifully designed. It features stylish tiling, a spacious walk-in shower, sink with vanity unit, low level W.C., wood effect floor, heated towel rail, extractor, window.



Off the kitchen -

**Utility Room:** Wall and base units, one and a half bowl ceramic sink with mixer tap, tiled splash-backs, plumbing, front door with window. To the rear -

**Cloakroom:** W.C. with moulded sink, radiator, window.

From utility, door to -

**Garage (via safe lock door): 17' 5" x 8' 5" (5.30m x 2.56m),** The owner has put a false wall to the front but this can easily be taken down and utilised as a garage. It has power & lighting, loft space - double doors to the rear garden.

**Outside:** A block pavia drive provides ample off road parking. There is a pea gravel seating area with lovely views and fenced boundaries and pedestrian access to rear garden. A patio area perfect for outdoor entertaining stretches the whole length of the house. The owners have added interest by making a rockery and water feature with various shrubs. There are herbaceous borders and fenced boundaries, steps lead down to a lawn with fenced boundaries.

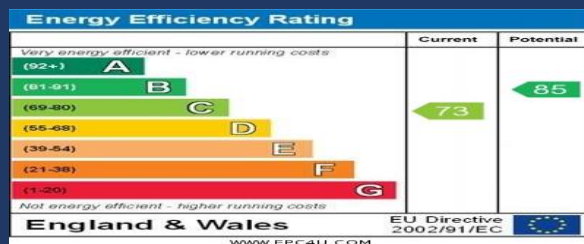
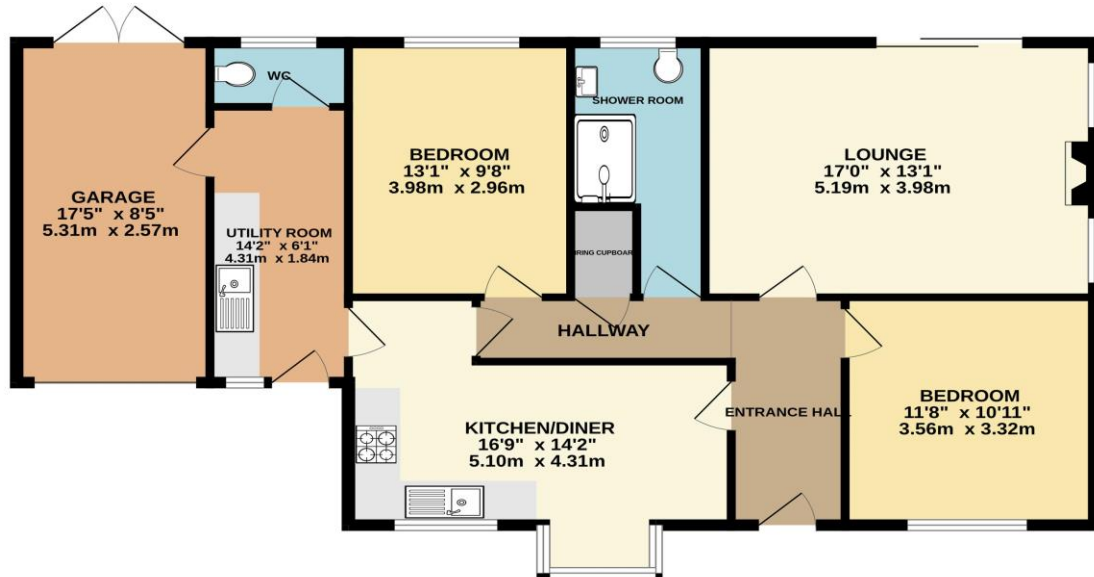
**Services:** All main services are connected to the property. The heating system and services where applicable have not been tested.



IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

**01594 823033**

GROUND FLOOR  
1068 sq.ft. (99.2 sq.m.) approx.



**PASSIONATE**  
ABOUT  
*Property*  
SINCE 1982