Riverbend Reddings Lane
Cinderford GL14 3LD

STEVE GOOCH
ESTATE AGENTS | EST 1985

£450,000

A SPACIOUS THREE/FOUR BEDROOM DETACHED BUNGALOW, enjoying STUNNING FAR-REACHING VIEWS across the SURROUNDING COUNTRYSIDE, WOODLAND and towards THE RIVER SEVERN. The property benefits from THREE RECEPTION ROOMS, A PRINCIPAL BEDROOM WITH EN-SUITE, AMPLE OFF-ROAD PARKING and a DOUBLE GARAGE.

Comprising of entrance porch, entrance hall, lounge, dining room, sunroom, sun terrace, kitchen, three bedrooms, bedroom one with en-suite, utility and storage area, double garage.

Littledean is a village located in the Forest of Dean district of Gloucestershire, England. It is situated approximately 12 miles (19 kms) southwest of the cathedral town of Gloucester.

The village is home to several historic buildings and landmarks, including the 17th-century Littledean Hall, a Grade II listed building. Littledean Jail, a former house of correction now a museum, is another notable attraction in the village.

The village is surrounded by beautiful countryside and offers opportunities for outdoor activities. The nearby Forest of Dean provides ample trails for walking, cycling, and exploring nature. The Wye Valley, with its stunning landscapes and the River Wye, is also within reach.

It features a village shop, a fish and chip shop, car sales business, hairdresser, primary school, church, and pub with restaurant, which serve as important focal points for residents.

Access via obscure glazed wooden door into:

ENTRANCE PORCH
Obscure glazed panel to the side, tiled flooring, door into:

ENTRANCE HALL
Access to roof space, wooden flooring, power points, access to dining area and second section of hallway leading down to bedroom area, accessed via glazed panel door into:

DINING ROOM
13'4 x 9'6 (4.06m x 2.90m)
Wooden flooring, power points, single radiator, alcoves to either side of chimney breast, front aspect windows with far reaching view over countryside, forest and fields and the river severn.

LOUNGE
16'11 x 11'11 (5.16m x 3.63m)
Coving, wooden flooring, two single radiators, power points alcove, storage space with cupboard, front aspect UPVC double glazed window with far reaching views, sliding door into:

SUNROOM
16'9 x 8'1 (5.11m x 2.46m)
Ceiling rose, power points, wooden flooring, two radiators, UPVC windows to front and side aspect with stunning far reaching views over countryside, forest and fields and the river severn.

KITCHEN
21'2 x 8'11 (6.45m x 2.72m)
Comprises of two and a half bowl single drainer sink unit with mixer tap over, range of base and wall mounted units, matching upstands, space for freestanding fridge / freezer, space for dishwasher, four ring induction hob, double oven, range of built in storage cupboards housing the oil fired central heating and domestic hot water boiler, pull out larder style pantry, UPVC double glazed window overlooking the roof terrace and view of fields and countryside.

LEAN-TO
14'6 x 6'5 (4.42m x 1.96m)
Single bowl single drainer sink unit with cupboard and drawers below, tiled splashbacks, plumbing for automatic washing machine, spac for further fridge freezer, rolled edge worktops, power and lighting, polycarbonate roof, door leading to outside. Opening into further:

UTILITY
17'2 x 6'2 (5.23m x 1.88m)
Power lighting, polycarbonate roof, door to far end opening into garden.

FURTHER HALL
Double doors to large wardrobe/ storage area with hanging rail and shelving, automatic lighting Further walk in wardrobe area with further hanging rails and shelving, single radiator, rear aspect window, door to:

BEDROOM ONE
16'8 x 9'9 (5.08m x 2.97m)
Double radiator, power points, front aspect window with far reaching view over countryside, forest and fields and the river severn. Sliding door into:

EN SUITE
6'8 x 4'10 (2.03m x 1.47m)
Close coupled WC, vanity wash hand basin with cupboards below and mixer tap over, side panelled bath with shower and mixer tap over, fully tiled walls and floor, front aspect obscure glazed window.

BEDROOM TWO
15'8 x 8'5 (4.78m x 2.57m)
Radiator, power points, front aspect window with far reaching view over countryside, forest and fields and the river severn.

BEDROOM THREE
13'3 x 8'10 (4.04m x 2.69m)
Double radiator, power points, front aspect window with far reaching view over countryside, forest and fields and the river severn.

BATHROOM
12'0 x 3'10 (3.66m x 1.17m)
Comprising of white suite with close coupled WC, wall mounted wash basin with mixer tap over, separate bath with mixer tap and shower attachment, shower cubicle, wash basin with mixer tap over, fully tiled walls and floor, chrome heated towel rail, electric heater, two UPVC rear aspect windows opening into lean too.

OUTSIDE
The property is approached via a sweeping driveway, with a slope leading to a parking area suitable for three to four vehicles and providing access to the double garage. The garage benefits from an up-and-over door, power and lighting, with a wood store positioned to the side. A gated pathway leads to the lean-to entrance, while a further pedestrian gate provides access to the enclosed front lawn, which is bordered by fencing and mature hedging. A pair of wrought-iron gates opens onto an additional driveway, continuing towards the front of the property. The grounds also feature a pond, veranda-style seating area and outside lighting, all enjoying far-reaching views across the surrounding countryside, fields, woodland and towards the River Severn. To the rear is a patio area, greenhouse and oil storage tank, with a pathway continuing around to the front of the property. The property also benefits from UPVC fascias and guttering.

SERVICES
Mains, electric, water and drainage. Oil central heating.

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: E
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE
Freehold.

DIRECTIONS
From the Mitcheldean office, proceed towards Cinderford via the A4136 and A4151. Continue towards Littledean, turning onto Littledean Hill Road, then take the turning into Redding Lane, where Riverbend can be found.

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(1)

1981 ft²

Balconies and terraces

224 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.

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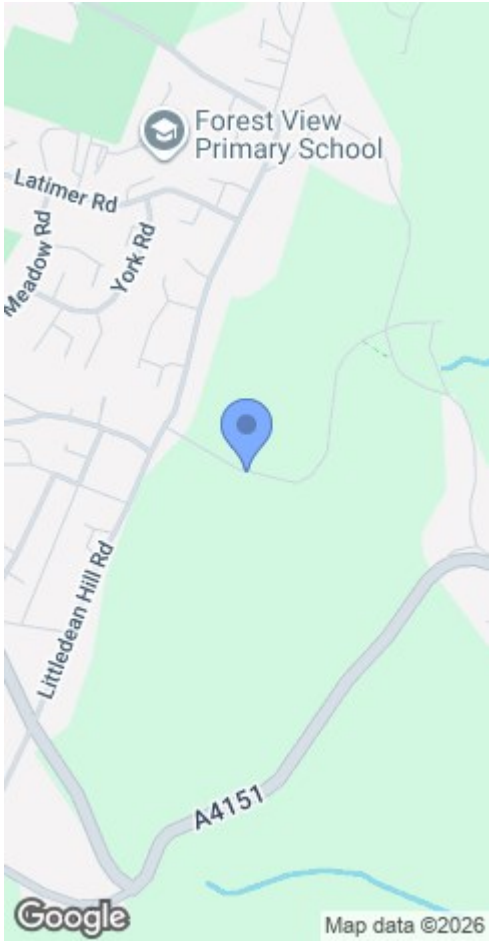

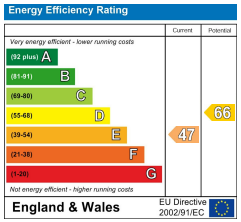

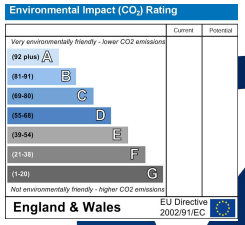

MISREPRESENTATION DISCLAIMER

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.

The Cross, Mitcheldean, Gloucestershire. GL17 0BP | (01594) 542535 | mitcheldean@stevegooch.co.uk | www.stevegooch.co.uk