



## School Close

Cinderford, GL14 3BQ

£279,950



Situated on Buckshaft Road in Cinderford, this appealing brand new three-bedroom semi-detached home is one of just seven properties within an exclusive development, built by a highly regarded local developer.

Thoughtfully designed for modern living, the accommodation comprises a spacious lounge/diner, a contemporary fitted kitchen and a useful cloakroom to the ground floor. Upstairs, there are three well-proportioned bedrooms, including a principal bedroom with en-suite shower room, together with a stylish family bathroom.

Outside, the property enjoys a private rear garden with patio area, perfect for outdoor dining and entertaining, along with two allocated parking spaces. Finished in neutral tones throughout and enjoying pleasant views, this home is ready for immediate occupation.

Set away from the hustle and bustle of the town centre, the property offers a quieter setting whilst still being conveniently close to local amenities.



#### Entrance Hallway:

16'6" x 3'8" (5.04m x 1.13m)

Stairs to first floor with under stairs cupboard, power & down lighting, radiator, separate built in cupboard with space & plumbing for washing machine, consumer unit.

#### Cloakroom:

5'5" x 2'10" (1.67m x 0.87m)

White suite comprising of low level W.C., corner wash hand basin with splash back tiling, radiator, luxury vinyl flooring, double glazed window to front aspect, radiator.

#### Kitchen/Dining Room:

16'6" x 9'6" (5.05m x 2.90m)

Matching wall and base cabinets, 1 and a half bowl sink unit, integrated electric grill and oven, gas hob with extractor hood, integrated dishwasher and fridge/freezer, down lighting, space for table and chairs, double glazed windows to front & side aspects, radiator.

#### Lounge:

16'6" x 9'10" (5.03m x 3.02m)

Radiator, double glazed window to rear

aspect, twin double glazed doors to rear garden.

#### First Floor Landing:

10'11" x 3'4" (3.35m x 1.03m)

Doors to bedrooms & bathroom.

#### Bedroom One:

12'11" x 9'7" (3.95m x 2.93m)

Radiator, power points, TV aerial point, double glazed window to rear aspect, overlooking the rear garden.

#### En-Suite:

9'7" x 3'3" (2.93m x 1.01m)

Shower enclosure, low level WC, pedestal wash hand basin, towel radiator, shaver point, luxury vinyl flooring, double glazed window to side aspect.

#### Bedroom Two:

9'9" x 8'10" (2.99m x 2.71m)

Radiator, double glazed window to front aspect with woodland views.

### Bedroom Three:

9'6" x 6'6" (2.90m x 1.99m)

Radiator, power points, TV aerial point, double glazed window to rear aspect.

### Family Bathroom:

7'3" x 5'6" (2.22m x 1.68m)

White suite comprising of bath with rain shower over, low level W.C., pedestal wash hand basin, towel radiator, down lighting, extractor fan, shaver socket, luxury vinyl flooring, double glazed window to front aspect.

### Outside:

To the front of the property there are steps to the front door with handrail, block paved drive for two vehicles and side pedestrian gate access to rear garden.

To the rear there is a large sandstone patio with space for seating, brick retaining wall with shallow steps to lawned garden, all enclosed by wood fencing. There is bike storage.



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## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Land & New Homes Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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