



# CINDERFORD

Offers over **£265,000**



ARCHER & CO

# 12 SNEYD WOOD ROAD

Cinderford, Gloucestershire GL14 3GD



Immaculately presented three-bedroom detached home  
Beautifully landscaped wraparound gardens  
Garage and off-road parking, generous corner plot

This beautifully maintained detached home occupies a desirable position on a sought-after residential development on the outskirts of Cinderford. Thoughtfully designed and finished to a high standard, the property combines modern comfort with low-maintenance living, making it an ideal choice for families, professionals, or those seeking a home with no work required.

Cinderford offers a wide range of local amenities including schools, shops, and cafes, as well as excellent access to the Forest of Dean perfect for those who enjoy the outdoors. The area is well-connected by road to neighbouring towns and cities, including Gloucester and Cheltenham, making it both convenient and scenic. The setting provides a perfect balance of rural tranquillity and practical living.

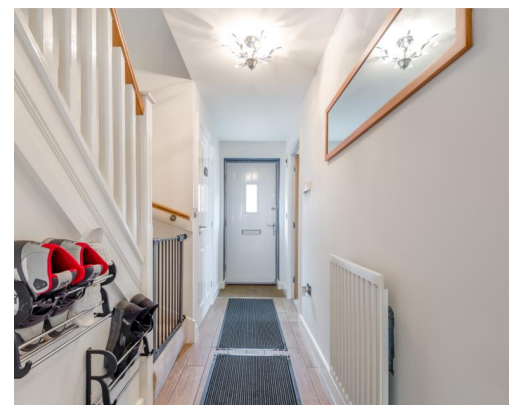


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### KEY FEATURES

- Immaculately presented three-bedroom detached home
- Spacious kitchen/dining room with direct garden access
- Principal bedroom with en-suite and built-in wardrobes
- Beautifully landscaped wraparound gardens
- Garage and off-road parking on a generous corner plot
- Sought-after development on the edge of Cinderford, close to the Forest of Dean



# STEP INSIDE

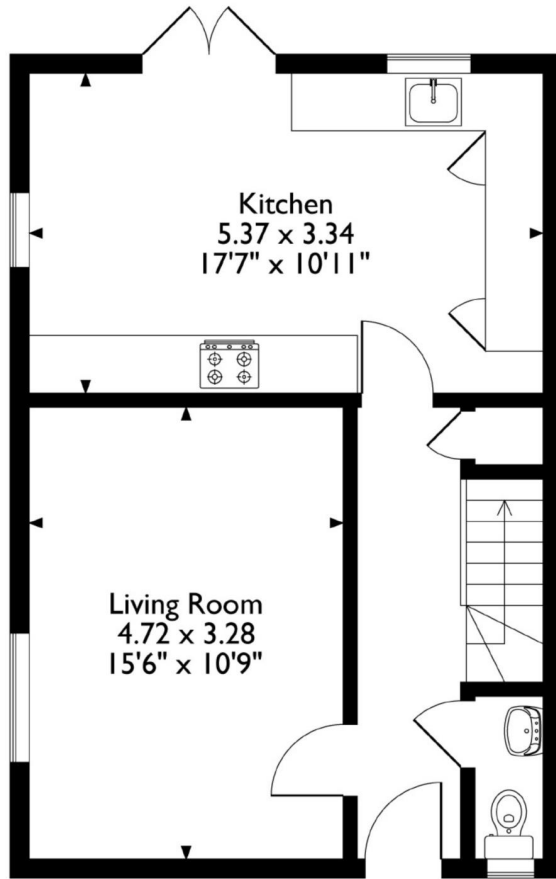


From the moment you step into the hallway, this home offers a warm and welcoming feel. The entrance hall includes practical storage and leads to a convenient ground-floor cloakroom.

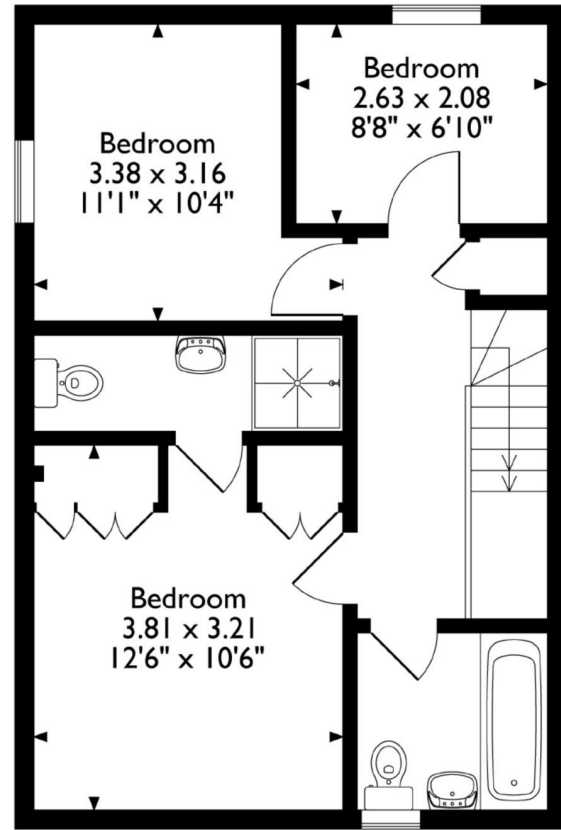
To one side sits a well-proportioned lounge with built-in shelving, ideal for relaxed evenings or hosting guests.

The heart of the home is the open-plan kitchen and dining area spacious, bright, and stylishly finished. Fitted with contemporary units and worktops, the kitchen includes a range of integrated appliances and plenty of space for dining. French doors open directly out to the garden, offering seamless indoor-outdoor living in the warmer months.

## Approximate Gross Internal Area 88 Sq M/948 Sq Ft



**Ground Floor**



**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Upstairs, the main bedroom enjoys a pleasant outlook towards the forest and benefits from two built-in wardrobes and a modern en-suite shower room. Two further bedrooms provide flexible options for family, guests or a home office. The family bathroom is finished in neutral tones and features a clean, contemporary suite.

This property is finished with quality materials and neutral décor throughout, offering a move-in ready home with nothing left to do but unpack.

# STEP OUTSIDE



The gardens are a true highlight of the property landscaped with care to create a stylish yet low-maintenance outdoor space. The rear and side gardens enjoy a private, enclosed setting with a mix of paved and gravelled seating areas, raised patios, and planted borders perfect for summer entertaining or simply enjoying the peaceful surroundings.

To the front, attractive planting and a pathway lead to the front door, with gated side access. A garage and driveway provide ample parking. Set on a generous corner plot, this home offers both space and privacy in a prime location.

## INFORMATION

Postcode: GL14 3GD  
Tenure: Freehold  
Tax Band: C  
Heating: Gas  
Drainage: Mains  
EPC: C





## DIRECTIONS

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		91
(81-91)	B		
(69-80)	C	77	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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