



18 Cullimore View
Cinderford GL14 3HP



STEVE GOOCH
ESTATE AGENTS | EST 1985

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Offers In Excess Of £350,000

A HANDSOME and IMPRESSIVE FOUR BEDROOM, TWO BATHROOM, TWO RECEPTION DETACHED PROPERTY being offered with **NO ONWARD CHAIN** and benefitting from **1,280SQ. FT** of **SPACIOUS ACCOMMODATION** set out over **THREE FLOORS**, located in a **QUIET CUL-DE-SAC** in Ruspidge opposite woodland. This **PERFECT FAMILY HOME** was refitted in 2024 with a **NEW KITCHEN, UTILITY, CLOAKROOM, FAMILY SHOWER ROOM** and **EN-SUITE SHOWER ROOM** ensuring a **LOW MAINTENANCE, COMFORTABLE HOME** for the next owners.

Further benefits include driveway parking for one vehicle, a 21' integral garage, attractive front and rear gardens and access to woodland walks close by. The property is also double glazed and has gas central heating.

Cinderford is a town located in the Forest of Dean district of Gloucestershire. It lies in the eastern part of the Forest of Dean, approximately 14 miles (22.5 kms) east of the cathedral city of Gloucester.

Historically, Cinderford was a prominent mining and industrial town, with coal mining being a significant part of its heritage. The town played a vital role in the production and transportation of coal during the height of the mining industry in the area.

Today, Cinderford has transformed into a vibrant town with a diverse range of amenities and attractions. The town centre offers a variety of shops, supermarkets, pubs, cafes, and restaurants, providing residents with convenient access to everyday necessities and leisure activities. The town also has community facilities and services, including the new community hospital, schools, a library, a leisure centre with pool, and a local market.

Cinderford is surrounded by beautiful woodlands, making it an excellent base for outdoor enthusiasts. The nearby Forest of Dean offers numerous trails and recreational opportunities, such as walking, cycling, and wildlife spotting. Popular attractions in the area include the Sculpture Trail, Puzzlewood, the Dean Heritage Centre and the restored Dean Forest Railway.



Door to front aspect leads into:

ENTRANCE LOBBY

Laminate wood effect flooring, radiator, stairs lead up to the first floor landing, door leads through to:

DINING ROOM

12'1" x 11'10" (3.68m x 3.61m)

Laminate wood effect flooring, radiators, under-stairs storage cupboard, front and side aspect windows, leads through to;

KITCHEN

11'9" x 9'2" (3.58m x 2.79m)

Having been refitted in 2024, comprising a range of wall and base level units with granite effect worktops, pull out larder unit and inset sink unit with drainer. Integral appliances include a dishwasher and fridge/freezer. Electric cooker, radiator, tiled floor, side aspect window, leads through to

UTILITY ROOM

7'5" x 5'8" (2.26m x 1.73m)

Also refitted in 2024 to match the kitchen with wall and base level units with worktop and inset circular stainless steel sink unit, space for American style fridge/freezer, wall mounted gas-fired combi boiler, tiled floor, rear aspect door to covered passageway. Door leads into

CLOAKROOM

Fitted storage units, low level w.c, vanity washbasin, heated towel rail, tiled floor.

FIRST FLOOR LANDING

Radiator, French doors to the conservatory with access to the rear garden, doors lead off to the lounge, bedrooms two, three and the shower room.

LOUNGE

15'3" x 12'0" (4.65m x 3.66m)

A bright and spacious reception with two pairs of front aspect French doors having Juliet balconies boasting lovely woodland views, radiators, tv point, feature faux fireplace with electric fire, stairs lead to the second floor landing.





BEDROOM TWO

14'11" x 7'2" (4.55m x 2.18m)

BEDROOM THREE

11'10" x 8'11" (3.61m x 2.72m)

Radiator, rear aspect window overlooking the garden.

SHOWER ROOM

8'10" x 6'8" (2.69m x 2.03m)

A recently refitted modern suite comprising a double width walk-in shower cubicle having a mains fed rainfall shower, low level w.c, vanity washbasin, radiator, partly tiled walls, shaver point, obscured rear aspect window.

CONSERVATORY

8'9" x 5'11" (2.67m x 1.80m)

Of upvc double glazed construction, sliding door leads on to the decking.

SECOND FLOOR LANDING

Access to loft space, doors lead to bedrooms one and four.

BEDROOM ONE

15'9" x 12'1" (4.80m x 3.68m)

Semi-fitted wardrobes, radiator, front aspect window with woodland views, door leads into;

EN SUITE SHOWER ROOM

A modern well equipped room with a walk-in shower cubicle having an electric shower, low level w.c, vanity washbasin, heated towel rail, obscured rear aspect window.

BEDROOM TWO

9'8" x 8'4" (2.95m x 2.54m)

Radiator, rear aspect window overlooking the garden.

INTEGRAL GARAGE & PARKING

21'10" x 8'2" (6.65m x 2.49m)

At the front of the property is driveway parking for one vehicle that leads to the integral garage. Accessed via an up and over door, power and lighting, rear door leads to the covered passageway.

OUTSIDE

The front garden is mostly laid to gravel with shrubs and picket fencing. To the side of the property is a gated access that leads around to the covered passageway at the rear.

The rear garden is accessed from the first floor with a large composite decking area ideal for seating. There is a lawned area with attractive flower borders, the garden is enclosed by a fencing surround.

SERVICES

Mains electricity, gas, water and drainage

WATER RATES

Severn Trent Water Authority - Rate TBC

LOCAL AUTHORITY

Council Tax Band: D

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

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.

MONEY LAUNDERING REGULATIONS

To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)

TENURE

Freehold



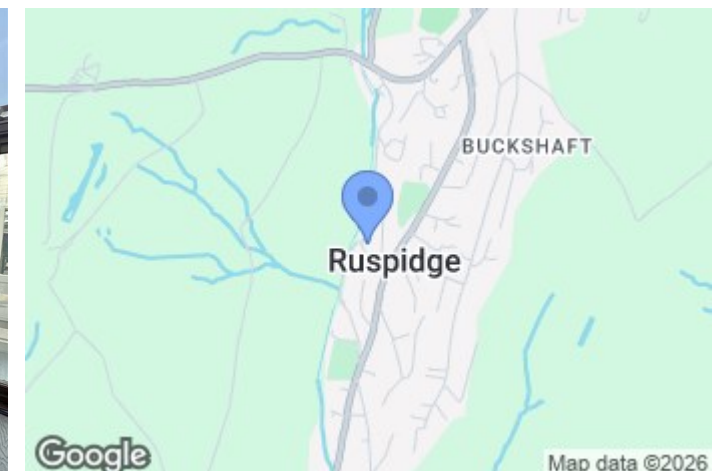


VIEWING

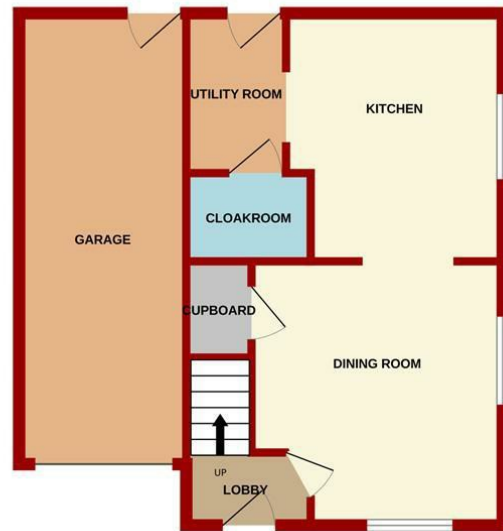
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From the Mitcheldean office proceed down to the mini-roundabout turning right onto the A4136 . Continue up over plump hill and upon reaching the traffic lights at Nailbridge turn left signposted to Cinderford. Proceed towards the town centre taking the third turning right just after the Petrol Station into Valley Road, proceed along here taking the first exit at the mini roundabout and continue along until reaching the T junction. Turn left onto St Whites Road and proceed up the hill taking the third turning right into Ruspidge Road, continue along here turning right just after the shop into Railway Road, then turn left at the bottom into Cullimore View where the property can be found on the left hand side.



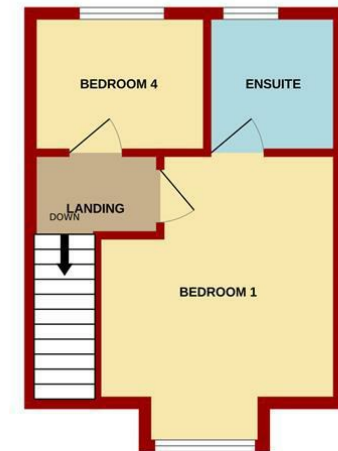
GROUND FLOOR



1ST FLOOR



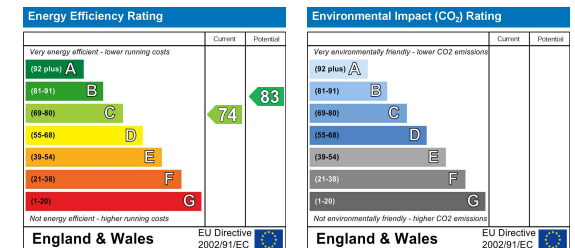
2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.





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