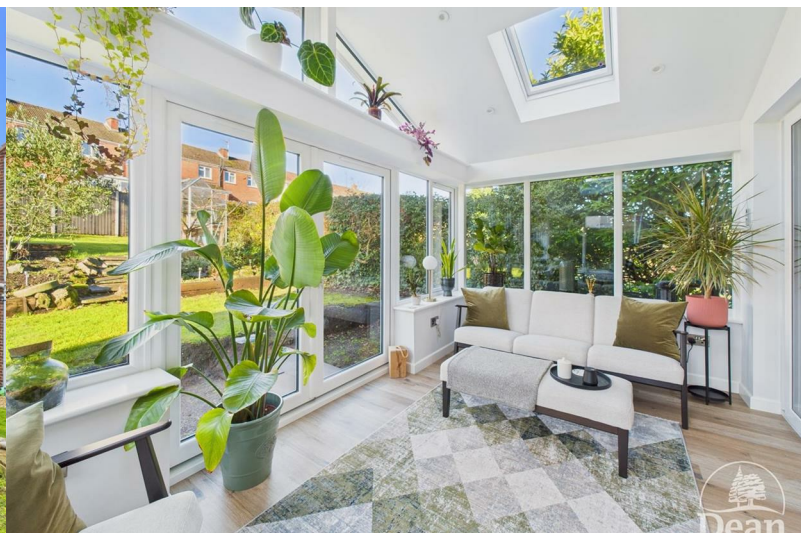




Church Street

Littledean, Cinderford, GL14 3NL

£375,000



The Forest of Dean is on your doorstep, ancient woodland, waymarked trails and the Wye Valley a short drive away. You head out early, boots muddy, dog fired and happy, and come back through the utility entrance so no-one walks mud through the house. The stove is already warming the living room. You didn't plan it this way, but this is just your life now.

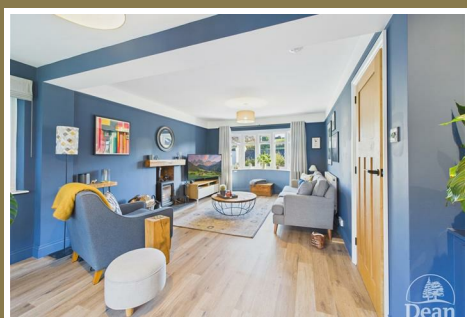
That's what Church Street offers, its not just a house its a base for a particular kind of living.

The home itself has been comprehensively updated with new roof, new windows, rewired electrics and updated heating. The premium luxury vinyl flooring comes with a guarantee. The bespoke oak veneer bookcase on the galleried landing was made to last.

The living room is generous and bay-fronted, with a multi-fuel stove on a slate hearth and a sliding door through to the orangery, a proper year-round room with Velux skylights and French doors to the garden. There is a separate dining room with its own stove when you want somewhere a bit more intimate.

The kitchen is fifteen feet of practical storage, a gas hob, and windows looking out over the rear garden, where the greenhouse is already waiting for your fruit and veggies. The two-tier garden has room for it all: lawns, mature planting, a summerhouse, greenhouse, log store and fresh boundary fencing.

Upstairs are three double bedrooms, the principal with wall-to-wall wardrobes and a dual-aspect outlook. A stylish shower room with a rainfall head, Bluetooth speaker, tiled walls and downlighters.



Agents Note :

The following have guarantee's/certificates : The Roof, Karndean Flooring, Gas Boiler, Consumer Unit, Windows and Doors.

Entrance Hallway

16'11" x 6'1" (5.16 x 1.86)

UPVC door and double glazed windows to front, stairs to first floor with understairs cupboards, laminate flooring, radiator.

Living Room:

20'1" x 12'1" (6.14 x 3.69)

UPVC door and double glazed windows to front, stairs to first floor with understairs cupboards, Karndean flooring, radiator.

Orangery:

7'10" x 14'0" (2.39 x 4.27)

Pitched roof with inset lighting and two Velux remote controlled windows, double glazed windows, double glazed French doors to rear garden, Karndean flooring, two radiators.

Dining Room:

12'10" x 12'0" (3.92 x 3.67)

Feature fireplace with multi fuel stove on a slate hearth, double glazed window to front, picture rail, radiator.

Kitchen:

8'6" x 15'5" (2.61 x 4.70)

Matching wall and base storage units, one and half bowl sink unit, gas hob, electric oven, extractor hood, two double glazed windows to rear, space for fridge/freezer, radiator, tile effect laminate flooring, recessed area with fitted shelves, half glazed door to Utility Room

Utility Room:

8'5" x 6'5" (2.59 x 1.97)

Fitted shelf, plumbing for dishwasher, washing machine, space for tumble dryer and fridge, double glazed doors to front and rear aspects, vinyl flooring.

First Floor Galleried Landing:

12'9" x 5'11" (3.91 x 1.81)

Oak Veneer fitted bookcase, double glazed window to front aspect.

Bedroom 1:

13'0" x 12'1" (3.97 x 3.69)

Wall to wall fitted wardrobes, double glazed windows to front and rear, radiator.

Bedroom 2:

9'4" x 12'0" (2.85 x 3.67)

Double glazed window to front, radiator.

Shower Room:

7'7" x 5'2" (2.33 x 1.59)

Twin shower cubicle with rain shower head, low level WC, Wash hand basin set in vanity unit, double glazed window to side, towel radiator, tiled walls, down lighters, blue tooth speaker.

Bedroom 3:

Double glazed window to rear, radiator, built in wardrobe also housing the consumer unit and separate cupboard housing the gas boiler.

Outside:

Front: Natural stone boundary wall and driveway providing parking for 4 vehicles, lawned garden with mature shrub border, side pedestrian gate access to the rear.

Rear: Two tier lawned gardens, with flower/mature shrub borders, summer house, greenhouse, compost area, water tap and new fence panels installed on the rear boundary, log store.



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Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

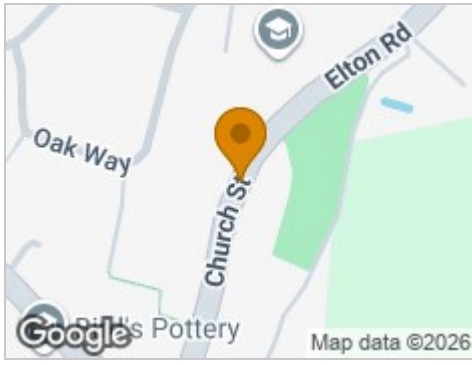
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Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

Road Map



Hybrid Map



Terrain Map



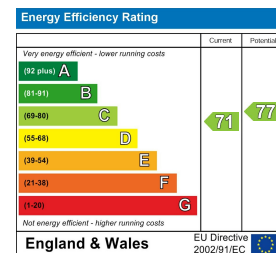
Floor Plan



Viewing

Please contact our Cinderford Office on 01594 825574 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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