Panorama Littledean Hill Road
Cinderford GL14 2BT

STEVE GOOCH
ESTATE AGENTS | EST 1985

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Offers Over £560,000

****NO ONWARD CHAIN** Occupying an ENVIABLE POSITION with TRULY BREATH-TAKING PANORAMIC VIEWS across the RIVER SEVERN and the COTSWOLDS, this extended 1,600 SQ.FT FIVE/SIX BEDROOM DETACHED BUNGLOW offers an EXCITING OPPORTUNITY for families or those seeking MULTI-GENERATIONAL LIVING. CONVENIENTLY LOCATED on the OUTSKIRTS OF CINDERFORD, the property is well placed for PEACEFUL WOODLAND WALKS nearby. The home is set within MATURE GARDENS and GROUNDS of APPROX. 0.66 OF AN ACRE and further benefits from AMPLE OFF-ROAD PARKING, A DETACHED DOUBLE GARAGE and a VERSATILE CABIN/STUDIO currently used as a salon.**

THE PROPERTY REQUIRES SOME IMPROVEMENT WORKS TO REALISE ITS FULL POTENTIAL OFFERING A CHANCE FOR THE NEXT OWNERS TO PUT THEIR OWN STAMP ON THIS FANTASTIC HOME.

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.

The property is best approached from the front aspect, with a door leading into;

ENTRANCE HALL

A light and spacious area with a radiator, doors lead off to the kitchen/diner, sitting room and bathroom.

KITCHEN/DINER

23'2 x 13'10 (7.06m x 4.22m)

The contemporary high gloss wall and base level units have stylish laminate worktops and tiled splash-backs, central island with breakfast bar, inset 1.5 bowl stainless steel sink unit, built-in appliances including an eye level double electric oven, induction hob with extractor hood, fridge/freezer and dishwasher. Additionally there is space for dining with bi-folding doors to the front aspect opening up the stunning views, radiators, a tiled floor and dual aspect windows. From here a door leads into a rear utility area.

SITTING ROOM

10'8 x 13'8 (3.25m x 4.17m)

Featuring an original open fireplace with period decorative tiled surround and hearth, built-in storage unit and a front aspect window having glorious panoramic views.

INNER HALLWAY

Radiator, loft hatch leading to loft space, doors lead off to the bedrooms and bathroom.

PRINCIPLE BEDROOM

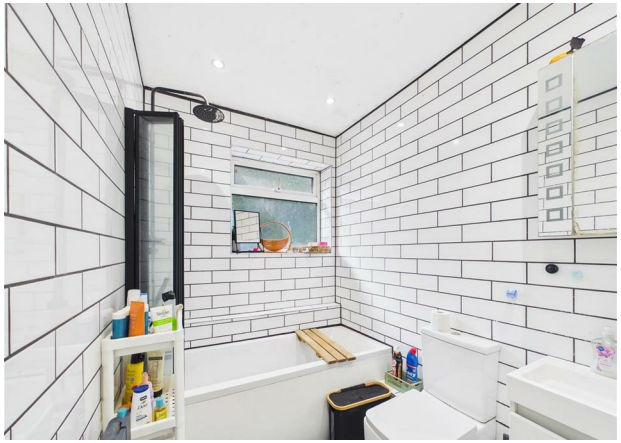
14'9 x 14'7 (4.50m x 4.45m)

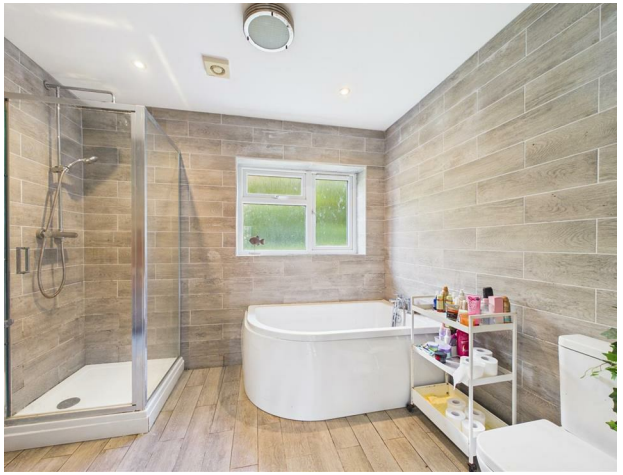
Radiator, dual aspect windows with glorious views, door leads into;

EN-SUITE BATHROOM

7'9 x 9'6 (2.36m x 2.90m)

Comprising a modern white four piece suite including a bath, mains fed shower cubicle, close coupled w.c and vanity washbasin unit. Heated ladder towel rail, tiled walls and floor, obscured rear aspect window.





BEDROOM TWO
8'9 x 11'10 (2.67m x 3.61m)
Radiator, rear aspect window.

BEDROOM THREE
8'11 x 9'9 (2.72m x 2.97m)
Radiator, rear aspect window.

BEDROOM FOUR
8'10 x 9'10 (2.69m x 3.00m)
Radiator, rear aspect window.

BEDROOM FIVE
9'6 x 7'0 (2.90m x 2.13m)
Radiator, front aspect window.

BATHROOM
7'9 x 5'5 (2.36m x 1.65m)
Comprising a modern white suite to include a bath, close coupled w.c and pedestal washbasin. Heated ladder towel rail, tiled flooring, obscured rear aspect window.

UTILITY AREA
6'6 x 12'11 (1.98m x 3.94m)
Accessed from the kitchen, an airing cupboard houses the hot water immersion tank, a door leads out to a side courtyard, a further door leads to;

BEDROOM SIX/STUDY
9'8 x 13'4 (2.95m x 4.06m)
Ideal for a dependent relative or work from home space, radiator, built-in wardrobe, French doors lead out to the side courtyard, door leads to;

EN-SUITE SHOWER ROOM
Comprising a shower cubicle, close coupled w.c and pedestal washbasin unit.

PARKING & DOUBLE GARAGE
There is ample off road parking and a detached double garage accessed via an up and over door with power and lighting.

OUTSIDE
The generous gardens and grounds wrap around the property and are mainly laid to lawn, complemented by mature trees and a raised terrace to the front of the bungalow, ideally positioned to take full advantage of the far-reaching views. To the side, there is a private enclosed courtyard area. In addition, a timber-framed cabin with power and water is currently utilised as a salon, offering excellent versatility for a range of uses. There is a brick-built outbuilding to the rear housing the oil-fired boiler.

DIRECTIONS
What3Words///openly.chopper.explains- From Cinderford town centre, go straight over at the mini-roundabout into Belle Vue Road and follow the road up to the brow of the hill. Turn left into Littledean Hill Road and follow it to the end, take the second right turn on the bend to continue on Littledean Hill Road where the property can be found after approx. 200 yards on the left.

SERVICES
Mains water, drainage, electricity. Oil

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 Water

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

TENURE
Freehold

VIEWING

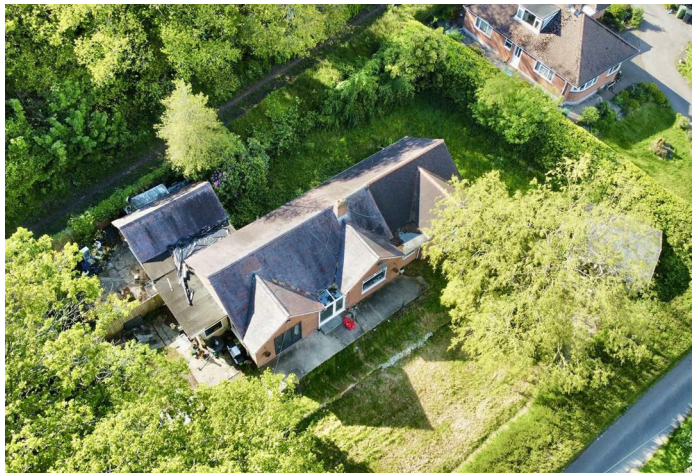
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

PROPERTY SURVEYS

Qualified Chartered Surveyors available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

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)



Approximate total area(1)

1576 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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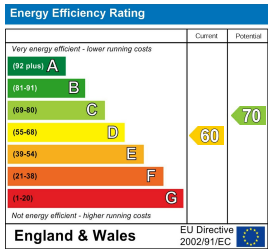

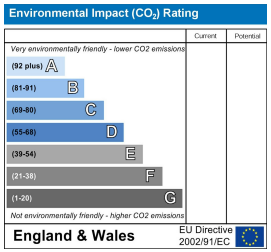

MISREPRESENTATION DISCLAIMER

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.