The Nail Makers Silver Street
Mitcheldean GL17 0BY

STEVE GOOCH
ESTATE AGENTS | EST 1985

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£290,000

Steve Gooch Estate Agents are delighted to offer for sale this MODERN AND WELL-PRESENTED THREE DOUBLE BEDROOM DETACHED FAMILY HOME, situated on the OUTSKIRTS OF THE POPULAR VILLAGE OF MITCHELDEAN, within the catchment area for the OFSTED 'OUTSTANDING' RATED DENE MAGNA SCHOOL. Offering SPACIOUS AND WELL-PROPORTIONED ACCOMMODATION, ideal for modern family living, the property benefits from an ENCLOSED GARDEN, OFF-ROAD PARKING FOR TWO TO THREE VEHICLES AND AN EV CHARGING POINT. Further advantages include GAS CENTRAL HEATING, DOUBLE GLAZING and the added peace of mind of the REMAINDER OF ITS 10-YEAR BUILDING WARRANTY.

The accommodation comprises ENTRANCE HALL, LOUNGE/SNUG, LARGE KITCHEN/DINING/FAMILY ROOM and DOWNSTAIRS CLOAKROOM to the ground floor, with BEDROOM ONE WITH ENSUITE, TWO FURTHER DOUBLE BEDROOMS and FAMILY BATHROOM to the first floor.

Mitcheldean is a small town located in the Forest of Dean district of Gloucestershire, England. It is situated in the northern part of the Forest of Dean, approximately 12 miles west of the city of Gloucester.

Known for its historic charm and its location within the beautiful countryside of the Forest of Dean, the town has a rich history, and evidence of its past can be seen in the architecture of its buildings. The 13th-century church of St. Michael and All Angels is a notable landmark in Mitcheldean.

With a strong sense of community, the town has a good range of amenities to serve its residents. These include local shops, pubs, doctor's surgery, pharmacy, a primary school, the Ofsted Outstanding secondary school Dene Magna, a library, and a community centre. The town hosts various events throughout the year, including festivals and markets.

The property is accessed via a woodgrain effect composite door with obscure glazed panel inset leading into the:

ENTRANCE HALL

12'07 x 8'09 narrowing to 4'04 (3.84m x 2.67m narrowing to 1.32m)

Stairs leading to the first floor, understairs storage cupboard, ceiling light, mains wired smoke alarm system, single radiator, power points, wood effect vinyl flooring, doors giving access into:

CLOAKROOM

5'10 x 4'01 (1.78m x 1.24m)

White suite with close coupled w.c, wall mounted wash hand basin with monobloc mixer tap over, tiled splashback, vanity cupboard beneath, ceiling lights, fuse board, single radiator, continuation of the vinyl flooring, front aspect obscure double glazed window.

LOUNGE/SNUG

12'07 x 10'00 (3.84m x 3.05m)

Ceiling light, single radiator, power points, BT Openreach point, stop tap, continuation of the vinyl flooring, single radiator, front aspect upvc double glazed window overlooking the parking with views towards fields and countryside.

KITCHEN/DINING/FAMILY ROOM

19'01 x 15'00 (5.82m x 4.57m)

Kitchen- One and a half bowl single drainer sink unit with mixer tap over, square edge worktops, tiled surrounds, four-ring electric hob, electric oven beneath, extractor hood over, range of base and wall mounted units, integrated fridge/freezer, integrated washing machine, integrated dishwasher, island unit with breakfast bar, inset ceiling spots, mains wired smoke alarm, under cupboard heater, continuation of the vinyl flooring.

Dining- Inset ceiling spots, large double radiator, power points, continuation of the vinyl flooring, rear aspect upvc double glazed French doors opening onto the rear garden.

From the entrance hall, stairs lead up to the first floor:

LANDING

Access to roof space, ceiling light, single radiator, power points, door to large storage cupboard with shelving space, doors giving access into:

BEDROOM ONE

14'09 x 10'06 (4.50m x 3.20m)

Ceiling light, range of built-in bedroom furniture to include three double wardrobes, dressing table, storage cupboard above, power points, radiator, rear aspect upvc double glazed window overlooking the rear garden with views towards fields, countryside, forest and woodland, door giving access into:

ENSUITE

10'06 x 4'00 (3.20m x 1.22m)

White suite with large double shower cubicle, tiled surround, conventional and drencher shower heads, main shower fitted, wall mounted wash hand basin with monobloc mixer tap over, tiled splashback, vanity cupboard beneath, close coupled w.c, extractor fan, ceiling light, wall mounted heated towel radiator, continuation of the vinyl flooring.

BEDROOM TWO

11'02 x 8'04 (3.40m x 2.54m)

Ceiling light, single radiator, power points, door to built-in wardrobe with lighting and hanging rail, rear aspect upvc double glazed window overlooking the rear garden with views towards fields, countryside, forest and woodland in the distance.

BEDROOM THREE

10'06 x 8'06 (3.20m x 2.59m)

Ceiling light, built-in wardrobe, power point, tv point, single radiator, front aspect upvc double glazed window overlooking the parking area with views towards fields and countryside.

FAMILY BATHROOM

8'04 x 5'06 (2.54m x 1.68m)

White suite with close coupled w.c, wall mounted wash hand basin, tiled splashback, monobloc mixer tap over, vanity cupboard beneath, modern side panel bath with mains fed shower over, tiled surrounds, glass shower screen, ceiling fan, ceiling light, continuation of the vinyl flooring, wall mounted chrome heated towel radiator, front aspect obscure upvc double glazed window.

PARKING
To the front is a block paved driveway suitable for parking two/three vehicles, EV charging point.

OUTSIDE
To the front, the area is laid to block paving with outside lighting and gated access to the rear garden.

The rear garden offers a large paved patio and seating area, outside light, outside tap, gated access to the right-hand side, an astroturf area for low maintenance, close board fenced boundaries, a further patio area at the end of the garden, and a storage shed.

DIRECTIONS
From the Mitcheldean Office, proceed down to the mini roundabout, turning right onto the A4136. Take the first left onto Silver Street where the property can be found on the right hand side.

SERVICES
Mains water, electricity, drainage, gas.

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

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

TENURE
Freehold

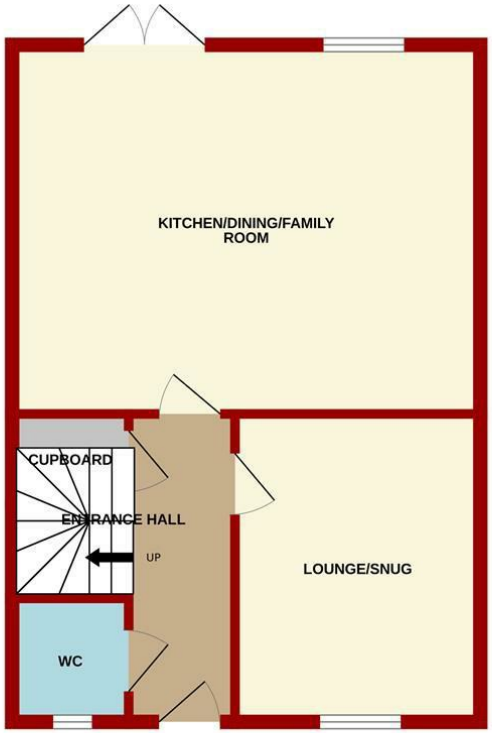
VIEWING

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 - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

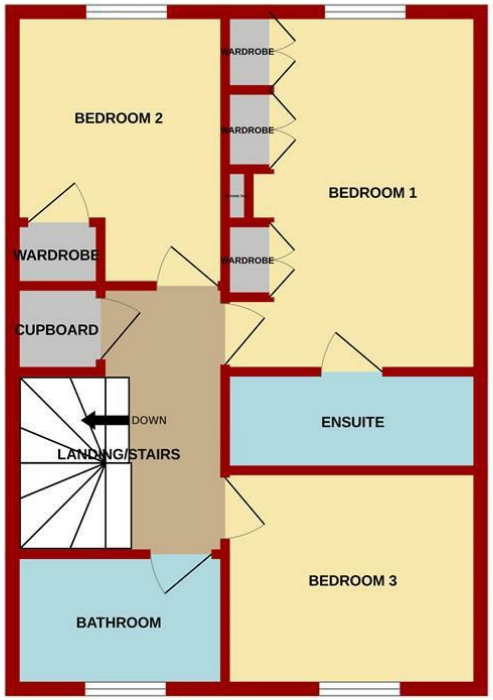
PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

GROUND FLOOR



1ST 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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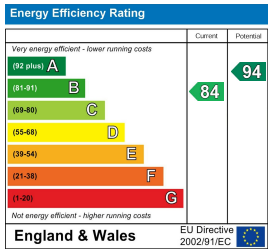

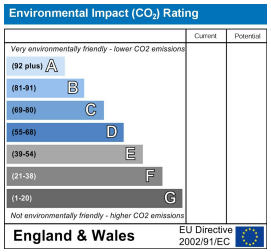

MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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.