13 Abbots View
Cinderford GL14 3EG

STEVE GOOCH
ESTATE AGENTS | EST 1985

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£500,000

A BEAUTIFULLY PRESENTED FOUR-BEDROOM DETACHED FAMILY HOME, occupying a GENEROUS QUARTER-OF-AN-ACRE PLOT and enjoying STUNNING FAR-REACHING COUNTRYSIDE VIEWS. This impressive property offers SPACIOUS AND WELL-PROPORTIONED ACCOMMODATION, including a SUPERB LOUNGE OPENING ONTO A BALCONY, perfectly positioned to take full advantage of the picturesque surroundings. Externally, the property is complemented by BEAUTIFULLY MAINTAINED AND ENCLOSED GARDENS, together with AMPLE OFF-ROAD PARKING AND A DETACHED DOUBLE GARAGE, creating an ideal family home with generous indoor and outdoor space in a delightful setting.

Accommodation comprising of entrance hall, utility, kitchen / dining room, lounge opening out to balcony, four bedrooms and two bathrooms and double garage.

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.

ENTRANCE PORCH
Property accessed via timber construction canopy style entrance porch, wood grain effect double glazed panel door to:

ENTRANCE HALL
Wood laminate flooring, double radiator, power points, solid timber door into:

UTILITY
Single bowl single drainer sink unit with mono block mixer tap over, rolled edge worktops, matching upstands, plumbing for washing machine, space for tumble dryer, inset ceilling spots, single radiator, wood effect laminate floor, front aspect UPVC double glazed window.

INNER HALL
Access to the garage

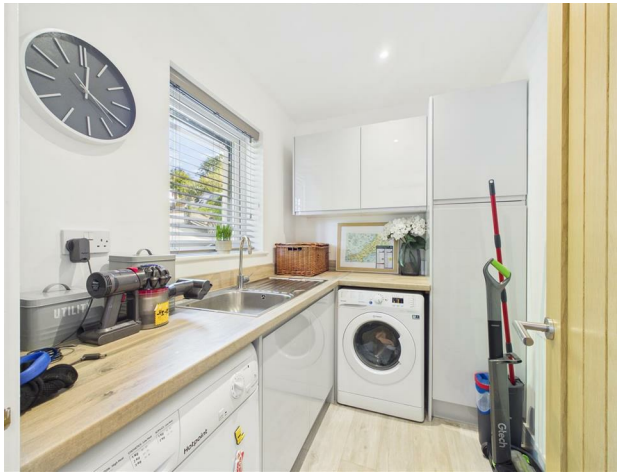
GARAGE
Power and lighting, access to roof space and Eve's storage, accessed via large roller shutter door, side aspect UPVC double glazed window.

KITCHEN / DINING ROOM
Single bowl stainless steel sink unit with mono block mixer tap over, quartz worktops, range of base and wall mounted units, double AEG ovens, five ring induction hob, power points, large double radiator, breakfast bar area, rear aspect double glazed window, rear aspect double glazed door opening to rear garden. Opening into dining area, double radiator, TV point, rear aspect UPVC double glazed window overlooking the rear garden.

From the inner hall steps lead down to the lower floor.

HALLWAY
Radiator, powerpoints, storage area, solid timber door giving access to:

BEDROOM
Single radiator, power points, TV point, French UPVC double glazed doors opening out to the decking area and rear garden.



BEDROOM
Radiator, power points, feature aspect floor to ceiling window, rear aspect UPVC double glazed window.

BATHROOM
White suite comprising concealed system WC, vanity wash hand basin with mono block mixer tap over, cupboards below, walk-in shower cubicle with shower attachment, fully tiled, wall mounted chrome towel rail, extractor fan, side aspect UPVC double glazed window.

From this floor, steps take you up to the ground floor.

LOUNGE
Vaulted ceiling, feature media wall, gas fire inset, two double radiators, power points, rear aspect UPVC double glazed window, set of sliding double glazed patio doors with fantastic far reaching views over the garden, forest and woodland:

BALCONY
Timber construction, balustrade surround, far reaching views.

From the lounge a set of steps leads to the upper floor.

LANDING
Solid timber door to:

BEDROOM
Single radiator, power points, french doors opening out to roof terrace area.

BEDROOM
Single radiator, TV point, power points, front aspect UPVC double glazed window overlooking the driveway.

BATHROOM
White suite comprising close coupled WC, pedestal wash hand basin with mono block mixer tap over, modern side panelled bath with mixer tap, tiled walls, chrome heated towel rail, extractor fan, wood effect vinyl flooring, side aspect UPVC double glazed window.

OUTSIDE
Rear garden is laid to lawn, large decking and seating area, power points, the rear of the garden is a small sloped area where there is a store shed, garden is enclosed by a mixture of fencing and hedging surround, small patio area to the side of the property, steps lead up to tarmac driveway area suitable for the parking of four / five vehicles and a further parking area suitable for caravan/motor home.

SERVICES
Mains electric and water, gas and drainage.

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)

WATER RATES
Severn Trent.

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

TENURE
Freehold.

PROPERTY SURVEYS

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

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

Approximate total area(1)

1685 ft²

Balconies and terraces

442 ft²

Reduced headroom

3 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

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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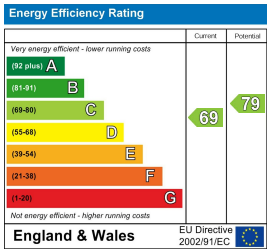

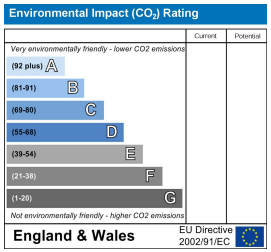

MISREPRESENTATION DISCLAIMER

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.