



## Woodlands Reach

Cinderford, GL14 2EN

£259,950



Situated in the charming area of Woodlands Reach, Cinderford, this delightful semi-detached house offers a perfect blend of comfort and convenience. Built in 1994, the property boasts a modern design that caters to contemporary living while maintaining a warm and inviting atmosphere.

Upon entering, you will find two spacious reception rooms, ideal for both relaxation and entertaining guests. These versatile spaces can be tailored to suit your lifestyle, whether you envision a cosy family lounge or a formal dining area. The natural light that floods through the windows enhances the welcoming ambiance throughout the home.

The property features three well-proportioned bedrooms, providing ample space for family members or guests. Each room offers a peaceful retreat, ensuring restful nights and rejuvenating mornings. The single bathroom is conveniently located, designed to meet the needs of a busy household.

One of the standout features of this home is the generous parking space, accommodating up to three vehicles. This is a rare find in the area and adds to the overall appeal of the property, making it perfect for families or those with multiple cars.

Situated in a friendly neighbourhood, this residence is close to local amenities, schools, and parks, making it an ideal choice for families or anyone seeking a vibrant community. With its combination of space, comfort, and practicality, this semi-detached house in Woodlands Reach is a wonderful opportunity for those looking to settle in Cinderford. Don't miss the chance to make this lovely property your new home.



#### Entrance Hallway :

5'5" x 6'0" (1.67 x 1.85)

Entered via triple glazed door, understairs cupboard, laminate flooring, stairs to first floor.

#### Kitchen :

8'0" x 10'1" (2.45 x 3.08)

Matching white gloss wall and base cabinets, sink unit, electric oven gas hob, extractor fan, space for fridge, radiator, tiled floor, wall mounted gas boiler, triple glazed window to front aspect.

#### Living Room :

16'4" x 12'0" (5.00 x 3.67)

Two radiator, laminate flooring, wall lighting, double glazed window to rear aspect, sliding door to conservatory.

#### Conservatory :

8'3" x 9'1" (2.54 x 2.79)

UPVC double glazed and polycarbonate roof construction, twin doors to outside.

#### First Floor Landing :

3'6" x 8'5" (1.07 x 2.59)

Radiator, access to loft which is partially boarded.

#### Bedroom 1 :

9'10" x 12'4" (3.01 x 3.77)

Twin built in wardrobe, laminate flooring, radiator, triple glazed window to rear aspect.

#### Bedroom 2 :

9'4" x 8'6" (2.86 x 2.60)

Built in cupboard with hot water tank, radiator, triple glazed window to front aspect.

#### Bedroom 3 :

6'1" x 9'4" (1.86 x 2.86)

Radiator, triple glazed window to rear aspect.

#### Bathroom :

7'2" x 5'7" (2.19 x 1.72)

Bath with shower over, low level WC, wash hand basin, towel radiator, laminate flooring, triple glazed window to front aspect.

#### Outside :

Front - Double driveway, access to integral

garage with power and lighting.

Rear - Circular patio, mature shrubs, summer house, garden shed, pedestrian side access gate.



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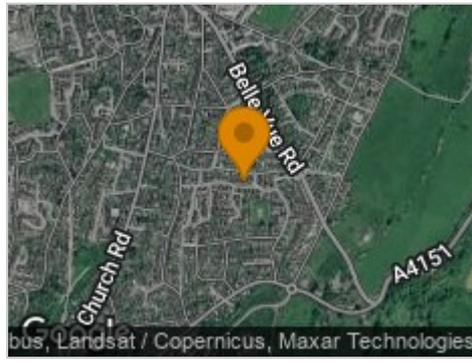
Tenure: We are advised freehold.

Agents Note: Please contact Dean Estate Agents for an updated brochure if applicable.

## Road Map



## Hybrid Map



## Terrain Map



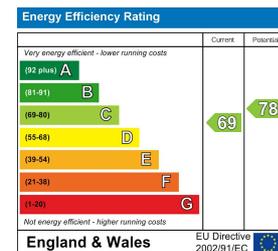
## Floor Plan



## 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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