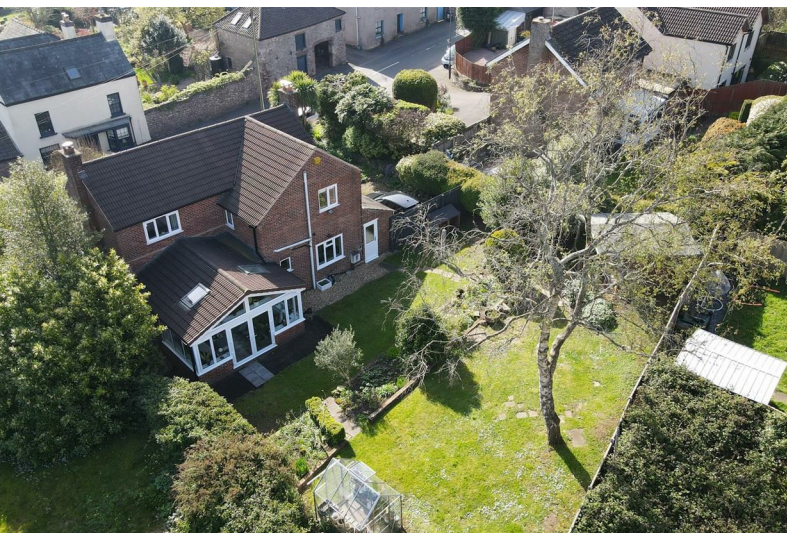




Church Street

Littledean, Cinderford, GL14 3NL

£385,000

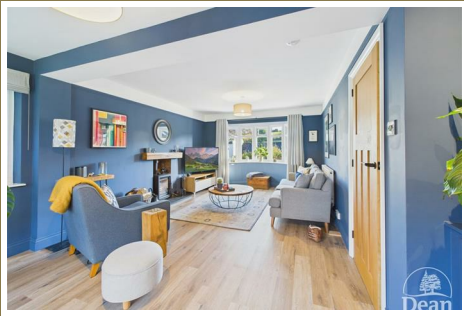


Set in the heart of the popular Forest of Dean village of Littledean, this beautifully presented detached home on Church Street has been comprehensively upgraded in recent years and is ready to move straight into. Improvements include a new roof, replacement windows, rewired electrics, updated heating system, new floor coverings, a redesigned shower room, fresh décor throughout and a bespoke fitted bookcase — meaning the hard work has already been done to an excellent standard.

The accommodation is generous and versatile. A substantial bay-fronted living room features Karndean flooring (under guarantee), a multi-fuel stove on a slate hearth with oak mantle, and a sliding patio door through to the orangery. The orangery is a standout space for year-round use with a pitched roof, two remote-controlled Velux windows and French doors opening onto the rear garden. A separate dining room with a further multi-fuel stove completes three reception areas, ideal for family life and entertaining. The 15ft+ kitchen offers matching units, gas hob, electric oven and ample worktop space, with an adjacent utility room providing plumbing for appliances and access to both front and rear. Upstairs, a bright galleried landing adds character, with three bedrooms including a generous principal room with wall-to-wall wardrobes.

The stylish shower room includes a twin cubicle with rainfall head, vanity unit, tiled walls, downlighters and Bluetooth speaker. Outside, a stone boundary wall frames a driveway with parking for four vehicles. The two-tier rear garden is a peaceful retreat with lawns, mature planting, summerhouse, greenhouse, log store and new boundary fencing.

Littledean sits within the Forest of Dean, an Area of Outstanding Natural Beauty, with easy access to Cinderford, the Wye Valley, and the A48 for commuting towards Gloucester and the M50. A wonderful opportunity to acquire a home that truly needs nothing doing to it.



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, laminate 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 shelf, half glazed door to >

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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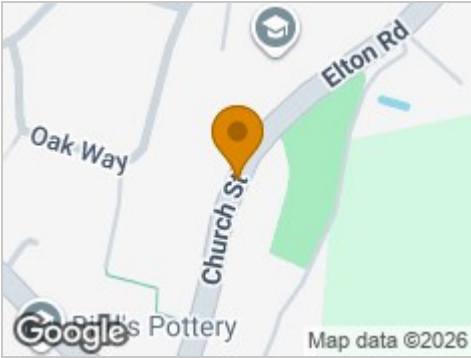
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You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

Road Map



Hybrid Map



Terrain Map



Floor Plan

Floor 0

Floor 1

Approximate total area⁽¹⁾

1332 ft²

123.7 m²

(1) Excluding balconies and terraces

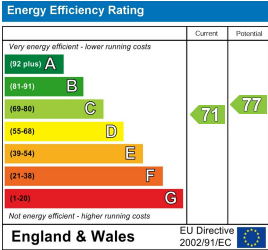
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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