



Hewlett Way, Ruspidge, Cinderford
£499,000

3 bedroom detached bungalow for sale | Freehold

At first glance

- 3 Bedrooms
- Bungalow
- Detached Garage
- Enclosed garden
- Fantastic woodland views
- Garden room
- Off-road parking
- Woodland

In detail

A well-loved and spacious three bedroom detached bungalow with a light garden room, driveway and off road vehicle parking and tiered gardens, woodland area, offering fantastic views over surrounding woodland, situated in a lovely village which is close to local amenities.

This property offers generous and comfortable living accommodation set over the one floor. Internally, it comprises entrance hall, three good-sized bedrooms, bathroom with both shower and bath, dining room, sitting room with log burner, kitchen, family room with feature fireplace, and garden room with access to outside. Externally, the property benefits from having a paved driveway with parking and extensive enclosed gardens offering a fantastic space to sit outside and relax with wonderful woodland views. The gardens offer a detached garage, outdoor sheds for storage space, summer house, vegetable patch and woodland.

The property is situated in a quiet, residential area on the outskirts of Cinderford, Forest of Dean. The market town of Cinderford offers a range of amenities to include shops, post office, supermarkets, banks, library, health centre, dentist, sports and leisure centre, primary and secondary education and a bus service to Gloucester which is approximately 14 miles away and surrounding areas.

A wider range of facilities also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn Crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.

Council Tax Band: C (Forest of Dean District Council)

Tenure: Freehold

Parking options: Off Street

Garden details: Private Garden





Entrance porch

Access through to entrance hallway.

Entrance hall

Storage cupboard, access through to two front facing bedrooms, dining room, bathroom and bedroom 3. The entrance hall also leads further down the hallway to both the family room and kitchen, with access then to outside.

Bedroom 1

Carpeted flooring, radiator, window to front aspect.

Bedroom 2

Carpeted flooring, radiator, window to front aspect.

Bathroom

Freestanding bath with mixer taps and shower attachment, corner shower enclosure, WC, wash hand basin with vanity unit underneath, tiled flooring, window to side aspect.

Dining Room

Carpeted flooring, radiator, window to side aspect, space for dining table and chairs, access through to sitting room.

Sitting room

Carpeted flooring, feature fireplace with log burner, window to side aspect, radiator.

Bedroom 3

Carpeted flooring, fitted wardrobe and utility cupboard, radiator, window to side aspect.

Kitchen/diner

Fitted units at eye and base level, Rangemaster cooker with two ovens, grill, and hob with extractor hood above, integrated dishwasher, space and plumbing for washing machine/dryer, sink unit with mixer taps and drainer, integrated fridge freezer, tiled splash backs, window to rear aspect, tiled flooring, access through to family room via inner hallway.

Family room

Exposed wooden floorboards, feature fireplace with log burner and brick surround, window to rear aspect, radiator, door providing access through to garden room.

Garden room

A lovely light space to sit and relax with windows to side and rear aspects and double doors providing access to outside.

Outside

The property can be accessed via a shared lane which takes you up to the property where there is a paved driveway for parking, outdoor sheds for storage space and a variety of trees providing a perfect 'Forest of Dean' woodland feel.

The property also benefits from a tiered garden which is laid to patio, gravel and lawn, with steps leading down to different sections of the space. There is an abundance of flower beds, shrubs, bushes and trees with a lovely vegetable patch towards the bottom of the garden and a summer house. This space offers a peaceful and secure space to sit outside and relax during warmer months, taking in the beautiful surrounding woodland views and benefitting from being enclosed by high hedging.

Please note: there is access around the side of the property.

Garage

Power and lighting supply.

Services

Mains gas, water, drainage and electric connected.

The services and heating system, where applicable, have not been tested.

Viewings

By prior appointment with Hills.

Rates

Council Tax Band: C



Please refer to https://www.counciltax.info/council/forest_of_dean for prices in the Forest of Dean and <https://www.gov.uk/council-tax-bands> for the Tax Band.

Water Rates

Severn Trent - to be advised.

Money Laundering Regulations

To comply with MLR, all prospective purchasers will be asked to produce ID documentation at the time of making an offer. We kindly ask for your cooperation during this.



Town and Country



Commercial

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

GROUND FLOOR
1527 sq.ft. (141.8 sq.m.) approx.



TOTAL FLOOR AREA - 1527 sq.ft. (141.8 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, beams and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used only for any prospective purchase. The services, fittings and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			83
(55-68) D		69	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.