





At first glance

- 2 bathrooms
- 4 bedrooms
- Garage
- Off-road parking
- Open view
- Secure, enclosed garden to rear
- Semi-rural location
- Garden

In detail

A light and spacious four bedroom extended detached property offers off-road parking for multiple vehicles, garage, and enclosed gardens to rear with wonderful views of surrounding area and benefiting from a corner plot within the village.

This property offers generous accommodation and has been modernised by the current owners. It has been extended by the current owners and has a new roof. The property comprises; entrance hall, bathroom, lounge, kitchen, dining room, cloakroom/utility room, and four bedrooms.

Externally, there is off-road parking for multiple cars (on both driveway and additional parking space), an attached garage, and enclosed gardens to rear laid to both patio and lawn with wonderful surrounding views.

The popular village of Mitcheldean offers a range of amenities to include a post office/general store, public house, library, primary school, the renowned Dene Magna secondary school and doctors surgery. Regular bus services run to the Market Towns of Ross-on-Wye, Cinderford and the City of Gloucester which is approximately 10 miles away.

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 to the M5 and the Midlands.

Council Tax Band: C (Forest of Dean District Council)
Tenure: Freehold
Parking options: Driveway, Garage
Garden details: Enclosed Garden, Private Garden, Rear Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains





Entrance hall

Access through to bathroom. Stairs leading down to lower ground floor and up to first floor.

Bathroom

WC, wash hand basin, bath with shower, wood-effect flooring, tiled splash backs, windows to side aspect.

Bedroom 4

Carpeted flooring, radiator, window to front aspect.

LOWER GROUND FLOOR

Kitchen

Fitted units at eye and base level with worktop space, integrated dual ovens, warming drawer, sink unit with drainer, space and plumbing for dishwasher, gas hob, space for freestanding fridge freezer, tiled flooring, window to side aspect, opening to dining room/garden room.

Garden room

Currently utilised as a family area/dining room.

A light and spacious room with windows to rear and side aspects, ceiling lantern, sliding doors providing access to rear patio, wooden flooring.

Lounge

Wooden flooring, feature log burner, radiator, sliding doors leading out to rear patio.

Cloakroom

WC, wash hand basin, shower enclosure, space and plumbing for washing machine and tumble dryer, built-in storage cupboards, tiled splash backs, window to front aspect.

FIRST FLOOR:

Landing

Access to all three bedrooms, velux window, airing cupboard.

Bedroom 1

Carpeted flooring, window to rear aspect, radiator.

Bedroom 2

Carpeted flooring, window to rear aspect, radiator.

Bedroom 3

Carpeted flooring, window to side aspect, radiator.

Outside

To the front of the property, there is a raised parking area with additional driveway leading down to an attached garage. There are steps with lights, leading down to the front door and side access around to the rear garden.

The rear garden is laid immediately to patio which offers a fantastic outdoor entertainment area, and there are steps leading down to a lawned area and additional seating area with garden shed. The garden is enclosed by fencing.

Services

Mains water, electric, drainage and gas connected.

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

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.



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/fitings 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.



TOTAL FLOOR AREA : 1155 sq ft (107.3 sq m) approx

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	69
(39-54)	E	56
(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.

