



Dean Crescent, Littledean, Cinderford
OIRO £325,000

4 bedroom semi-detached house for sale | Freehold

At first glance

- 4 bedrooms
- Close to local amenities
- Countryside views
- Extensive gardens
- Opportunity to personalise
- Village location

In detail

A light and spacious four bedroom semi-detached property offering off-road parking, extensive gardens and wonderful, far-reaching countryside views, situated in a semi-rural position.

This property is fantastic for those looking for space to house their budding families. Internally, it offers comfortable and generous accommodation and comprises; entrance hall, kitchen, lounge/diner, four bedrooms and a bathroom.

Externally, there is a driveway to front with lawned garden and garage with power and lighting supply. To the rear, the garden is extensive with far-reaching countryside views.

The village of Littledean has a range of amenities which include, shops, post office, butchers, fish and chip shop, hairdresser, garage, public house, church, primary school and a bus service to Gloucester and surrounding areas. The market town of Cinderford is approximately one and a half miles distance where there are a further range of facilities.

A wider range of facilities are 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.

Tenure: Freehold
Parking options: Driveway
Garden details: Private Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains





Entrance hall

Wood effect flooring, radiator, stairs leading up to first floor, access to kitchen and lounge.

Kitchen

Fitted units at eye and base level with worktop space, tiled splash backs, integrated electric oven with gas hob and extractor hood above, space and plumbing for dishwasher, washing machine and freestanding fridge freezer, tiled flooring, window to front aspect, storage cupboard, door to outside.

Lounge/diner

Feature fireplace with inset flame-effect gas fire, carpeted flooring, radiator, window to rear aspect with far-reaching countryside views, sliding doors providing access outside.

FIRST FLOOR:

Landing

Carpeted flooring, access to all bedrooms and bathroom, access to loft, airing cupboard housing hot water tank.

Bedroom 1

Windows to rear aspect with wonderful countryside views, carpeted flooring, radiator, fitted wardrobes, built-in dressing table.

Bedroom 2

Wood-effect flooring, fitted storage cupboards, radiator, window to front aspect.

Bedroom 3

Window to front aspect, fitted wardrobes, built-in dressing table, carpeted flooring, radiator.

Bedroom 4

Window to rear aspect with woodland views, wood-effect flooring, radiator.

Bathroom

Bath with electric shower attachment, WC, wash hand basin, wood-effect flooring, heated towel rail, extractor fan, window to side aspect.

Outside

To the front of the property, there is a driveway providing parking for multiple vehicles and access into the garage. The garage can be accessed via an up and over door and how power and lighting supply. There is a front garden which is mainly laid to lawn with flower borders and side access to the rear garden.

The rear garden is extensive and mainly laid to lawn with a variety of plants, flowers and shrubs, and is enclosed by fencing. There is a greenhouse which is perfect for those interested in growing their own produce. There are far-reaching views of the countryside beyond, offering a peaceful and idyllic space outside for relaxing.

Services

Mains water, electric, drainage and gas connected.

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

Viewings

By prior appointment with Hills.

Rates

Council Tax Band: D

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 time.





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/fixings 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.

