FREEHOLD

£250,000



109 COOMBE DRIVE, CINDERFORD, GLOUCESTERSHIRE, GL14 3EF

- THREE BEDROOMS
- WELL PRESENTED THROUGHOUT
- DOWNSTAIRS W.C.
- DOUBLE DRIVEWAY
- UPVC DOUBLE GLAZING
- DISTINCTIVE HILLSIDE DESIGN
- USEFUL UTILITY ROOM
- PRIVATE, LEVEL GARDEN WITH VIEWS
- GAS CENTRAL HEATING
- EPC RATING C

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THIS BEAUTIFULLY PRESENTED THREE BEDROOM SEMI-DETACHED HOME IS TUCKED AWAY AT THE END OF A PEACEFUL CUL-DE-SAC IN CINDERFORD, CLOSE TO WOODLAND WALKS AND LOCAL AMENITIES. BUILT INTO THE HILLSIDE, THE PROPERTY ENJOYS A DISTINCTIVE LAYOUT, APPEARING BUNGALOW-STYLE FROM THE FRONT AND REVEALING TWO-STOREY ACCOMMODATION FROM THE REAR. THE FRONT ENTRANCE OPENS INTO A WELCOMING HALLWAY WITH BEDROOMS AND FAMILY BATHROOM ON THIS LEVEL WHILE STAIRS LEAD DOWN TO THE MAIN LIVING SPACES. A SEPARATE SIDE ENTRANCE PROVIDES CONVENIENT ACCESS TO THE KITCHEN. THE BRIGHT AND AIRY LOUNGE ENJOYS GARDEN VIEWS AND PATIO DOORS OPENING ONTO THE OUTDOOR SEATING AREA. THE STYLISH KITCHEN/DINER COMBINES MODERN DESIGN WITH CHARACTER, FEATURING COLOURED CABINETRY AND SOLID OAK WORKTOPS, COMPLEMENTED BY A SEPARATE UTILITY ROOM AND DOWNSTAIRS W.C. OUTSIDE, A GENEROUS BLOCK-PAVED DRIVEWAY ACCOMMODATES TWO VEHICLES SIDE BY SIDE, WHILE SIDE ACCESS LEADS TO A PRIVATE, REAR GARDEN ENJOYING FOREST VIEWS AND PARTICULARLY BEAUTIFUL SUNSETS. THE LOCATION OFFERS AN APPEALING BALANCE OF COUNTRYSIDE AND CONVENIENCE, WITH WOODLAND WALKS AND A LOCAL SCHOOL WITHIN WALKING DISTANCE. COMBINING DISTINCTIVE DESIGN, WELL-PRESENTED ACCOMMODATION AND A PEACEFUL YET CONVENIENT SETTING, THIS DELIGHTFUL HOME OFFERS AN OPPORTUNITY TO ENJOY THE BEST OF TOWN AND COUNTRYSIDE LIVING.

The market town of Cinderford offers a range of amenities to include shops, post office, supermarkets, library, health centre, community hospital, 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.

Door to -

Entrance Hall: A welcoming entrance hall featuring a window to the front aspect, wood-effect LVT flooring, radiator, useful storage cupboard and access to the loft.

Bedroom One: 11' 7" x 10' 0" (3.53m x 3.05m), A well-proportioned bedroom with Velux roof window and radiator.

Bedroom Two: 8' 10" x 8' 10" (2.69m x 2.68m), A bright bedroom with window to the front aspect and radiator.

Bedroom Three: 11' 7" x 6' 11" (3.53m x 2.11m), Featuring a Velux roof window and radiator.





Bathroom: Fitted with a modern white suite comprising a bath with shower over, vanity wash hand basin and low-level W.C. Further features include partially tiled walls, wood-effect LVT flooring, towel radiator, recessed ceiling downlights and a window to the side aspect.

Ground Floor Hall: Continuing the wood effect LVT flooring, with radiator and useful under-stairs storage cupboard.

Door to -

Lounge: 17' 4" x 11' 7" (5.28m x 3.53m), A lovely light and airy living space, enjoying a pleasant outlook over the rear garden. A window and patio doors to the rear aspect allow plenty of natural light, with the patio doors opening directly onto the outdoor seating area, two radiators.



Door off the hall leading to -

Kitchen/Diner: 15' 3" x 9' 8" (4.65m x 2.94m), A beautifully presented kitchen/diner, combining contemporary styling with characterful finishes. Featuring charcoal coloured base units, solid oak worktops, crisp white tiled splash-backs and a deep white composite 1.5-bowl sink with swan-neck mixer tap. Integrated cooking facilities include a fitted oven, gas hob and extractor hood above. There is plumbing for a dishwasher, a radiator, windows to two aspects and a further door providing direct access to the outside. Additional features include recessed ceiling downlights, wood-effect LVT flooring and a wall-mounted gas boiler supplying central heating and domestic hot water.



Door off the hall leading to -

Utility Room: A particularly useful addition, fitted with base units providing practical storage, a sink unit and plumbing for a washing machine. Further benefits include tiled splash-backs, a window and radiator.



Door off the hall leading to -

Downstairs W.C.: Fitted with a low-level W.C., wash hand basin and towel radiator.

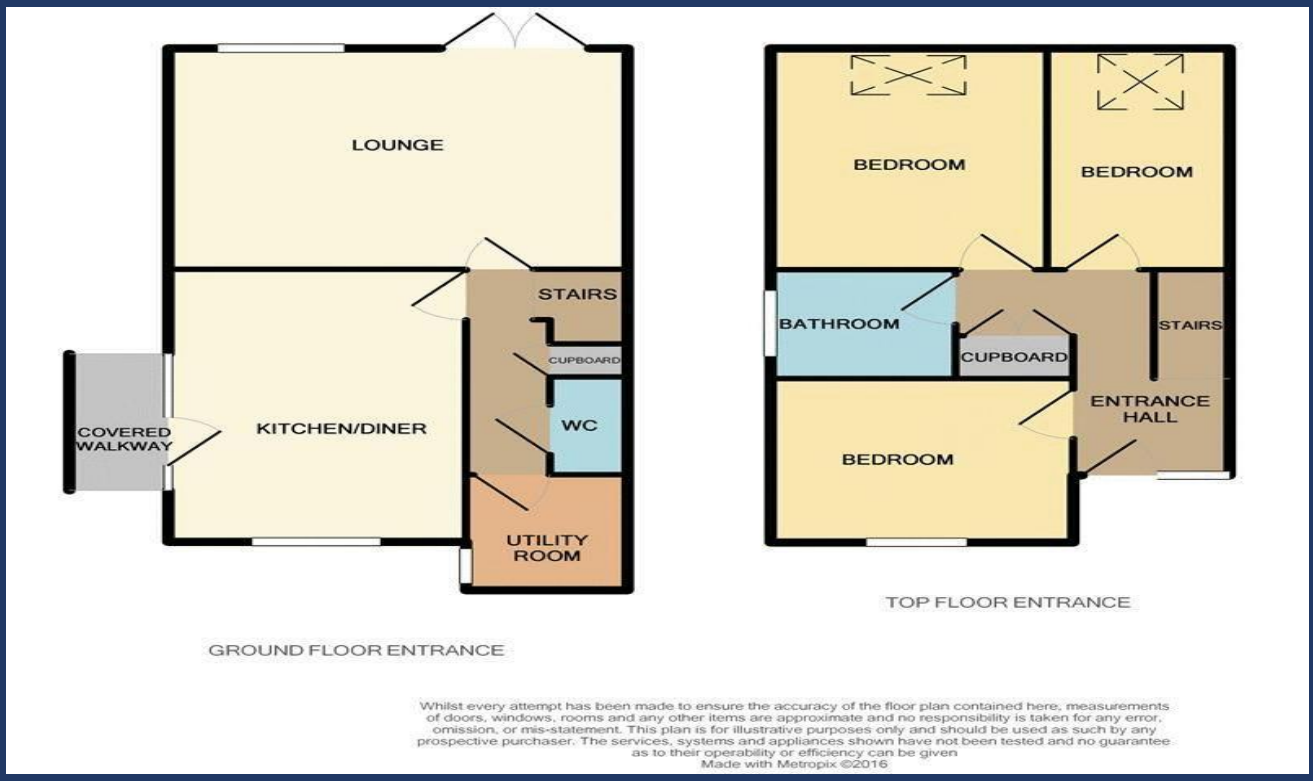
Outside: Front: A generous block-paved driveway provides comfortable off-road parking for two vehicles side by side. Pedestrian side access leads towards the rear of the property, with steps down to a useful covered storage area and gated access to the lower-level entrance and rear garden.



Rear: A private, level garden offering a lovely setting for outdoor relaxation and entertaining. The garden features a paved patio section, lawn, barked play area, mature Ash, apple, plum and wild cherry trees, established shrubs and borders, together with a garden shed providing useful storage. Enclosed by fenced boundaries, the garden enjoys a beautiful outlook across the Forest, with particularly attractive sunset views.

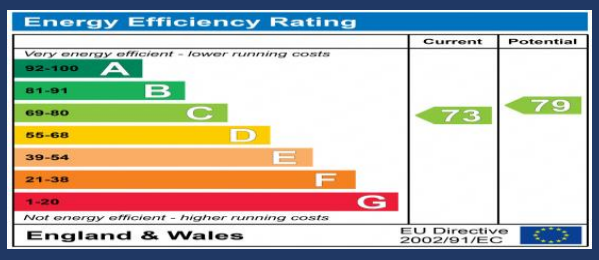
Services: , All mains services are connected to the property. The heating system and services where applicable have not been tested.

IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.









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