



**FREEHOLD**

**£410,000**



**15 SILVER STREET, LITTLEDEAN, CINDERFORD,  
GLOUCESTERSHIRE, GL14 3NN**

- FOUR DOUBLE BEDROOMS
- KITCHEN
- DOWNSTAIRS SHOWER ROOM
- OFFICE ROOM
- AMPLE PARKING
- TWO RECEPTION ROOMS & CONSERVATORY
- UTILITY & BOILER ROOM
- FAMILY BATHROOM WITH SEPARATE W.C.
- GAS CENTRAL HEATING
- LARGE GARDENS TO REAR WITH

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# 15 SILVER STREET, LITTLEDEAN, CINDERFORD, GLOUCESTERSHIRE, GL14 3NN

## RARELY AVAILABLE IN THE HISTORIC VILLAGE OF LITTLEDEAN IS THIS FOUR BEDROOM DETACHED PROPERTY WITH STUNNING OPEN COUNTRYSIDE VIEWS TO THE REAR, LARGE GARDEN AND AMPLE OFF ROAD PARKING TO THE FRONT

Littledean is a Village on the outskirts of the Town of Cinderford and is surrounded by beautiful woodlands. There is local shopping, primary school and is on a bus route to the Town of Cinderford with a good range of amenities, also to the City of Gloucester which is approx 14 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 onto the M5 and the Midlands.

### ACCOMMODATION (measurements approx):

Canopied entrance porch with log store and door to -

**Entrance Hall:** Wood effect flooring, built-in cupboard, stairs off.

**Shower Room:** Shower cubicle, wash hand basin, low level w.c., radiator, window.

**Boiler Room:** Ideal for storage. Gas boiler providing central heating and domestic hot water, door to outside.



Glass double doors to -

**Sitting Room: 15' 7" x 14' 0" (4.75m x 4.26m),** This room is newly converted, with picture window to front and side aspects, radiator.

**Lounge: 18' 6" x 12' 0" (5.63m x 3.65m),** Two windows to side, wood burner with wood mantle over, radiator. French doors to -

**Conservatory: 10' 4" x 8' 0" (3.15m x 2.44m),** Perfect for sitting and enjoying the views, electric heaters, door to outside.



**Kitchen: 14' 0" x 7' 11" (4.26m x 2.41m)**, With wall and base units providing worktop and storage space, fitted cooker and separate induction style hob, tiled splash backs, sink, picture window with views, radiator.

**Utility Room:** , Plumbing for automatic washing machine, wood effect floor, cupboard, window and door to outside.

**First Floor Landing:** Access to loft, airing cupboard.

**Bedroom 1: 18' 6" x 11' 10" (5.63m x 3.60m)**, Two radiators, window and newly fitted French doors onto balcony with spectacular outlook

**Bedroom 2: 11' 10" x 11' 7" (3.60m x 3.53m)**, Window to front, radiator. Off which is an office/store or dressing room.

**Bedroom 3: 15' 7" x 8' 4" (4.75m x 2.54m)**, Window to front, radiator, fitted cupboard.

**Bedroom 4: 14' 0" x 8' 0" (4.26m x 2.44m)**, Window to rear again with views, radiator.

**Bathroom:** Suite comprising panelled bath with shower attachment, wash hand basin, wood effect floor, towel rail.

**Separate W.C:** With w.c., wash hand basin, radiator, window.

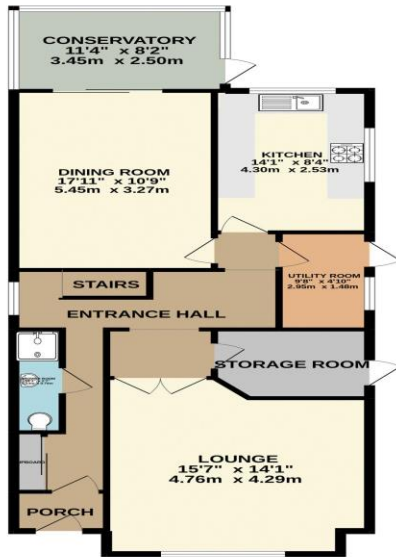
**Outside:** Easily accessible good sized driveway to front which has been gravelled. Pedestrian access to rear gardens which are a huge bonus of this property with panoramic views over fields and open countryside. There is a circular patio and steps down to lawn with borders of seasonal planting and shrubs, vegetable patch and shed.

**Services:** All main services connected to the property. The heating system and services where applicable have not been tested.

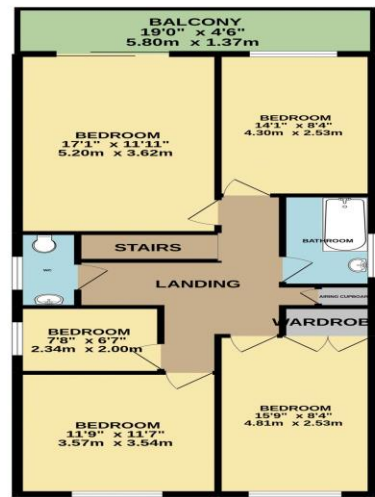
**Outgoings:** Council Tax Band E



GROUND FLOOR  
958 sq.ft. (89.0 sq.m.) approx.

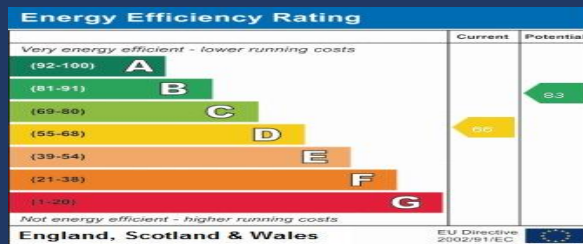


1ST FLOOR  
836 sq.ft. (77.7 sq.m.) approx.



TOTAL FLOOR AREA: 1794 sq.ft. (166.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
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PASSIONATE  
ABOUT  
*Property*  
SINCE 1982