



FREEHOLD

£345,000



**28 WOODLANDS REACH, CINDERFORD, GLOUCESTERSHIRE,
GL14 2EN**

- FOUR BEDROOMS (ONE EN-SUITE)
- DINING ROOM
- CONSERVATORY
- UPVC DOUBLE GLAZING
- GARDENS
- MODERN NEWLY FITTED KITCHEN
- LOUNGE
- DOWNSTAIRS CLOAKROOM
- GAS FIRED CENTRAL HEATING
- GARAGE AND PARKING

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28 WOODLANDS REACH, CINDERFORD, GLOUCESTERSHIRE, GL14 2EN

RARELY AVAILABLE ON THIS POPULAR DEVELOPMENT IS THIS BEAUTIFULLY PRESENTED 4 BEDROOM DETACHED HOUSE, BENEFITTING FROM GARAGE AND AMPLE OFF ROAD PARKING. THE PROPERTY IS WITHIN EASY LEVEL WALKING DISTANCE OF THE TOWN OF CINDERFORD.

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

ACCOMMODATION (measurements approx):

Half glazed upvc front door to -

Entrance Hall: Radiator, window to side, Karndean floor, under stairs store cupboard.

Downstairs Cloakroom: Suite comprising low level w.c., wash hand basin, radiator, window.

Kitchen: 23' 0" x 9' 0" (7.01m x 2.74m), Accessed from Hallway via modern glass door. Beautifully fitted (two years ago) modern kitchen with wall and base units providing ample worktop and storage space, chrome accessories, wood effect worktops with matching upstands and moulded 1 1/2 bowl sink with mixer tap.



Integral cooker comprising gas hob with electric oven under and extractor with lighting over. Kickboard lights, wood effect floor, oak window sill and display shelf. Opening to -

Dining Area: Radiator, French door to outside garden. Open to -

Lounge: 15' 0" x 13' 0" (4.57m x 3.96m), Two radiators, t.v point, oak shelf. Doors to -

Conservatory: 11' 0" x 10' 0" (3.35m x 3.05m), Recently having a new roof, with spotlights, radiator, tiled floor, doors to outside.



From the hall there is an integral door to Garage. The current Owners have divided this to make a Utility Room with plumbing, sink unit and storage units but can easily be opened back up.

First Floor Landing: Access to loft which is insulated and part boarded. Airing cupboard with shelving.

Bedroom 1: 11' 4" x 9' 8" (3.45m x 2.94m), Window to rear with pleasant outlook, radiator, fitted wardrobes. Off which is -

En-Suite: Comprising low level w.c., wash hand basin, shower, radiator and window.

Bedroom 2: 10' 0" x 9' 8" (3.05m x 2.94m), Window to front with views, radiator, fitted wardrobes.

Bedroom 3: 9' 8" x 7' 10" (2.94m x 2.39m), Window to rear, radiator.

Bedroom 4: 8' 7" x 8' 5" (2.61m x 2.56m), Window to front again with views, radiator, fitted wardrobes.

Family Bathroom: Three piece suite comprising panelled bath with shower over, low level w.c., wash hand basin, radiator, window.

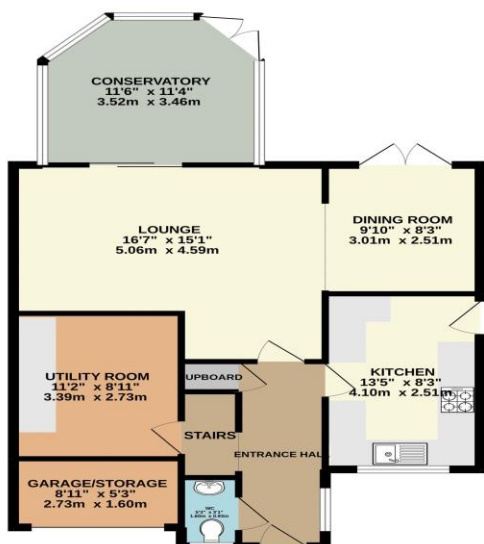
Outside: To the front of the property is a driveway providing parking, leading to Garage with up and over door. There is an edged gravel area (can provide further parking) and lawn with various shrubs and outdoor water supply. Pedestrian access to rear gardens. There is a patio area with steps leading up to a lawn with gravelled borders and seasonal planting. There is a large raised decked area, perfect for outdoor entertaining with a Summer House. The whole garden is fenced making it lovely and private.

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

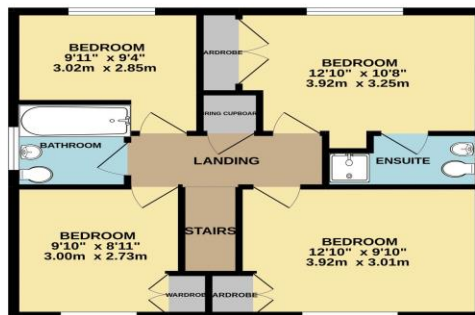
Outgoings: Council Tax Band D.



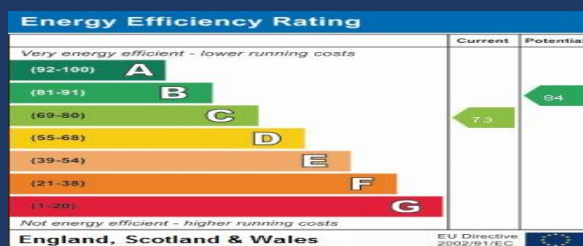
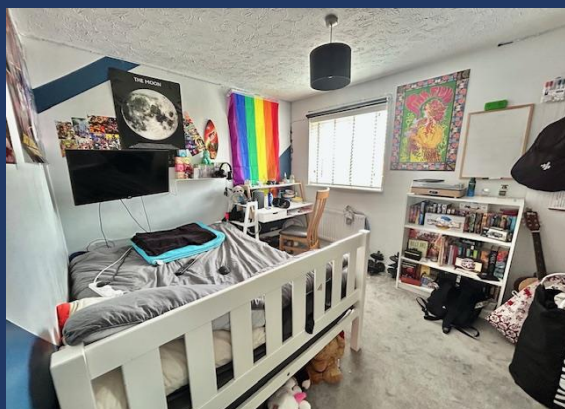
GROUND FLOOR
784 sq.ft. (72.8 sq.m.) approx.



1ST FLOOR
579 sq.ft. (53.8 sq.m.) approx.



TOTAL FLOOR AREA: 1363 sq.ft. (126.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the footprint contained here, measurements of doors, 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 operability or efficiency can be given.
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ABOUT
Property
SINCE 1982