



FREEHOLD

£399,950



**MAD HATTERS, BROAD STREET, LITTLEDEAN, CINDERFORD,
GLOUCESTERSHIRE, GL14 3NH**

- HIGH SPEC KITCHEN
- THREE DOUBLE BEDROOMS
- LARGE PATIO
- LARGE GARAGE
- MULTI-FUEL STOVE
- DOWNSTAIRS W.C.
- GAS CENTRAL HEATING
- SOUTH WESTERLY FACING GARDENS
- OFF ROAD PARKING
- DOUBLE GLAZING

www.kjtresidential.co.uk

MAD HATTERS, BROAD STREET, LITTLEDEAN, CINDERFORD, GLOUCESTERSHIRE, GL14 3NH

AN ATTRACTIVE THREE BEDROOMED DETACHED COTTAGE WITH A LOVELY COSY FEEL, YET VERY PRACTICAL LIVING SPACE WITH A HIGH SPEC FINISH. SITUATED IN A SOUGHT AFTER VILLAGE LOCATION WITH AN EXCELLENT RANGE OF FACILITIES AND FINE SOUTH WESTERLY 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.

Entrance Porch: Flagstone floor, door to -

Hall: 9' 8" x 7' 9" (2.94m x 2.36m), Inclusive, with window, tiled floor, radiator, cloak hanging space.

W.C.: With W.C., wash hand basin, splash backs, window, radiator.

Lounge: 19' 7" x 14' 7" (5.98m x 4.44m), Dominated by brick fireplace with multi-fuel stove and oak mantle, window, and French doors to garden, radiators, staircase, oak floor, beamed ceiling.

Kitchen/Dining Room: 15' 5" x 14' 7" (4.69m x 4.44m), Fitted at wall and base level with 'Sheraton' units inclusive of Neff fridge/freezer, microwave/grill, oven, gas 5 ring hob with extractor over and washing machine.



There is a peninsular unit sub-dividing the room, a 'Blanco' sink, ceramic tiled floor, windows to front and rear, fitted seating with storage under, Worcester 'Green Star' gas boiler for central heating and domestic hot water, beamed ceiling, downlighters.

First Floor Landing: Storage recess, loft access, sky light.

Bedroom One: 14' 7" x 11' 7" (4.44m x 3.54m), Windows with views, radiator.

Bedroom Two: 12' 6" x 9' 8" (3.82m x 2.95m), Window with views, radiator.



Bedroom Three: 12' 6" x 8' 1" (3.8m x 2.46m), Window with views, radiator, dressing area.

Bathroom: 6' 9" x 6' 4" (2.06m x 1.93m), Bath with over-bath shower, W.C. sink unit, tiling to wall, towel rail radiator, radiator.

Outside: Double gated access to south westerly facing gardens, gravelled parking and turning area and paved area immediate to the property with verandah. Large flag stone patio, lawned area, with views down the Sutton Valley to woodland beyond. There is a large garage (23' 2" x 13' 0" (7.05m x 3.97m)) with power, light and water and loft storage space and a workshop store (12' 3" x 5' 9" (3.73m x 1.75m)).

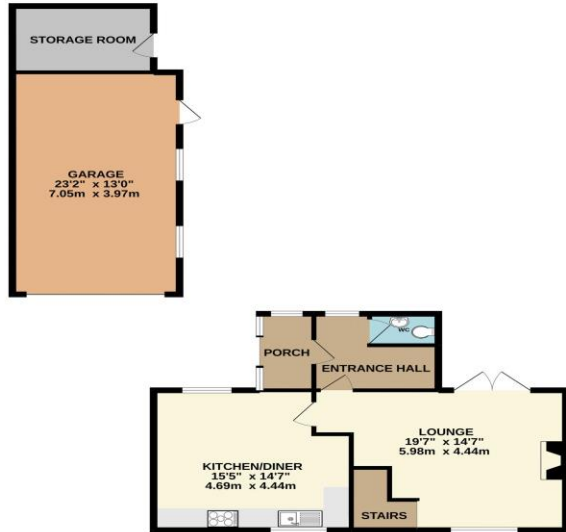
Services: All main services connected to the property. The heating system and services where applicable have not been tested.



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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GROUND FLOOR
949 sq.ft. (88.2 sq.m.) approx.

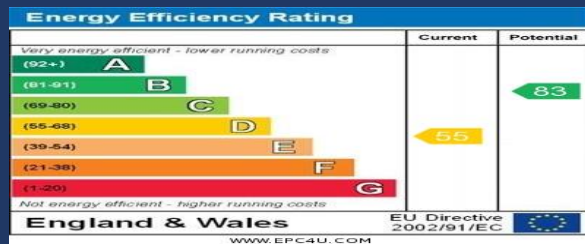


1ST FLOOR
532 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA: 1481 sq.ft. (137.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the Floorplan 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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PASSIONATE
ABOUT
Property
SINCE 1982