



Orchard Rise, Tibberton GL19 3AT
Guide Price £295,000



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- Popular village location
- Well presented
- Pleasant front garden
- Low maintenance rear garden
- Off road parking and garage
- EPC E54

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Accommodation

Entering the home through the front door which can be found to the side of the property. The entrance hallway has stairs to the first floor and doors leading off to the kitchen dining room and living room.

The living room with oak effect laminate flooring is flooded with natural light from the large window overlooking the front of the home. Custom fitted, wooden shutters create privacy when needed. A fireplace with inset wood-burning stove and oak and tiled surround creates a lovely focal point to the room. To the rear of the ground floor is a modern kitchen dining room with French doors and a window overlooking the rear garden. This modern, U-shaped kitchen comprises a good range of base and wall mounted gloss units with laminate worktops and upstands. Integrated appliances include double oven, hob with extractor fan above, dishwasher, low-level fridge and freezer and microwave. There is plumbing for a washing machine and a practical pantry cupboard beneath the stairs. To the first floor are three bedrooms and a family bathroom. The master bedroom overlooks the front of the property and benefits from glass fronted built-in wardrobes. The modern bathroom has a white suite comprising a bath with shower over, glass shower screen, WC and vanity wash-hand basin with storage.

Outside

To the front of the property the garden is mostly laid to lawn with mature apple tree, all enclosed by hedging and fencing.

The rear garden is block paved, all enclosed by fencing with decked area ideal for al fresco dining, garden shed and

handy covered storage area. To the rear of the garden a wooden gate gives access to the off road parking area and garage.

Garage - 5.54m x 4.52m (18'02 x 14'10) - Accessed via roller shutter door, power, lighting, workshop area, door to garden and further pedestrian door to front.

Location

Tibberton is located 5 miles from Gloucester and 5 miles from Newent and is surrounded with beautiful countryside. This strong community benefits from its own village hall and grounds that continually host an array of activities and events, including sports activities to barn dances and the yearly Tibberton Show. The village also has its own chapel and primary school knitted into the community. There are beautiful countryside walks around the village leading to the surrounding villages and beyond.

Tenure, Services and Local Authority

Freehold

Mains water, mains drainage, mains electric and LPG gas.

Forest of Dean District Council Tax Band C (£)

Directions

From Gloucester proceed along the B4215 taking a left into Buttermilk Lane. Continue along here for approximately half a mile turning right into Orchard Rise then taking the next right where the off road parking and garage can be found.

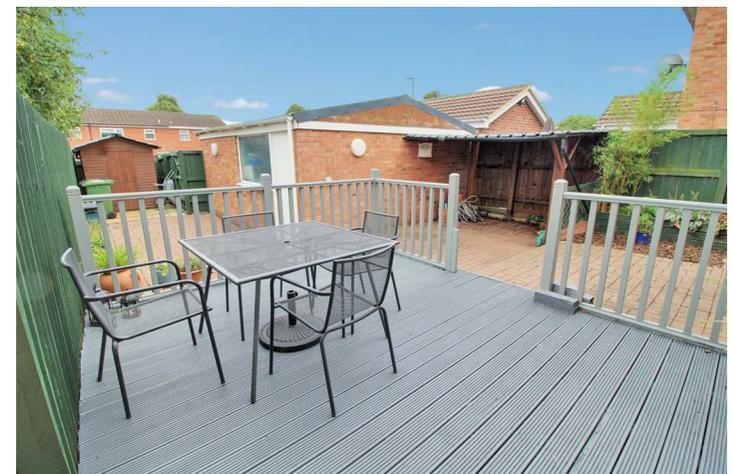


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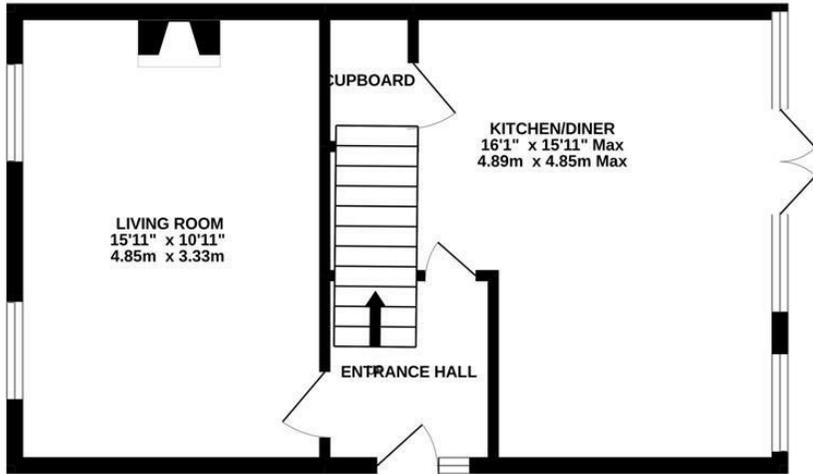
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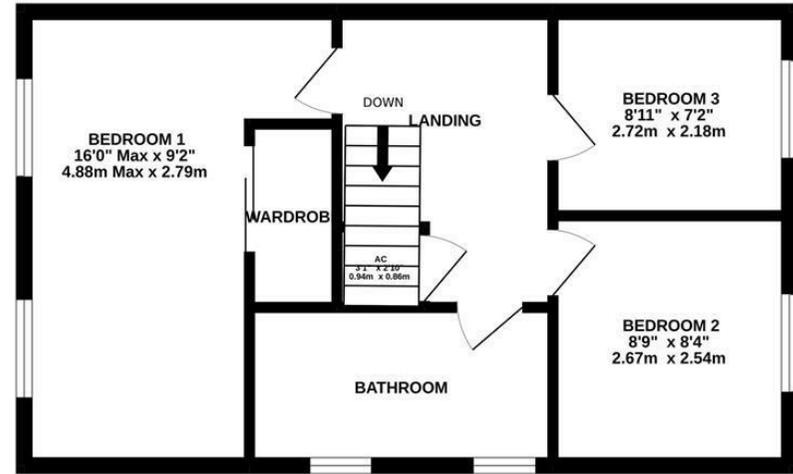
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GROUND FLOOR



1ST FLOOR



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