



## Paradu Forest Road, Ruardean Woodside, GL17 9XR

Offers Over **£490,000**



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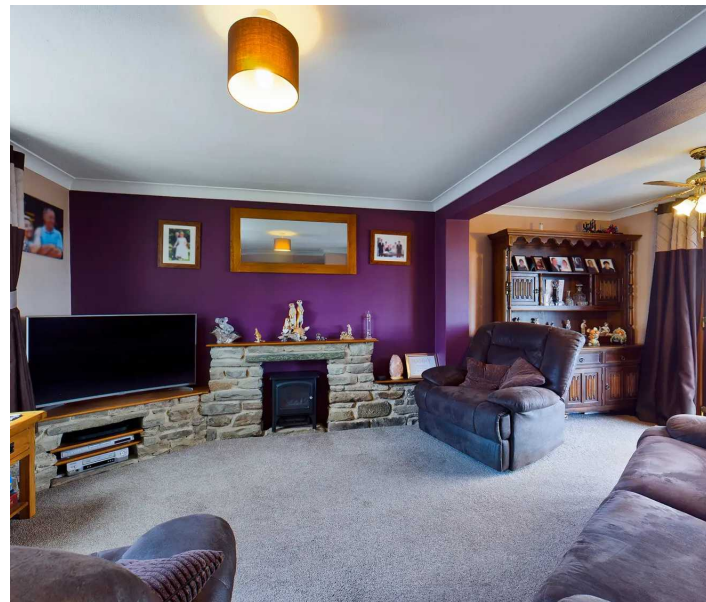
# Paradu, Forest Road

Ruardean Woodside, Ruardean

- Detached Property
- Four Bedrooms
- Two Reception Rooms
- Extensive Rear Garden
- Woodland Outlook
- Driveway
- Kitchen
- Master En-suite and Bathroom
- Village Location

Beautiful four bedroom detached property in sought after village location with driveway and extensive rear gardens and far reaching elevated woodland outlook. Located in the rural hamlet of Ruardean Woodside which is surrounded by beautiful countryside and with access to miles of woodland walks. Primary school within the hamlet. Further amenities can be found in Cinderford (approximately 3.4 miles) and Ross-on-Wye (approximately 6.8 miles) including supermarkets, secondary schools, shopping and restaurants etc.

The ground floor accommodation comprises entrance hall, utility/cloakroom, kitchen with a range of white fitted base and wall units, dining room with views over the rear garden and woodland, floor standing oil boiler for central heating system. Lounge with feature stone fireplace and access to the conservatory which overlooks the garden and far reaching forest views. To the first floor the master bedroom has en-suite shower with double shower cubicle, there are three further bedrooms and bathroom.



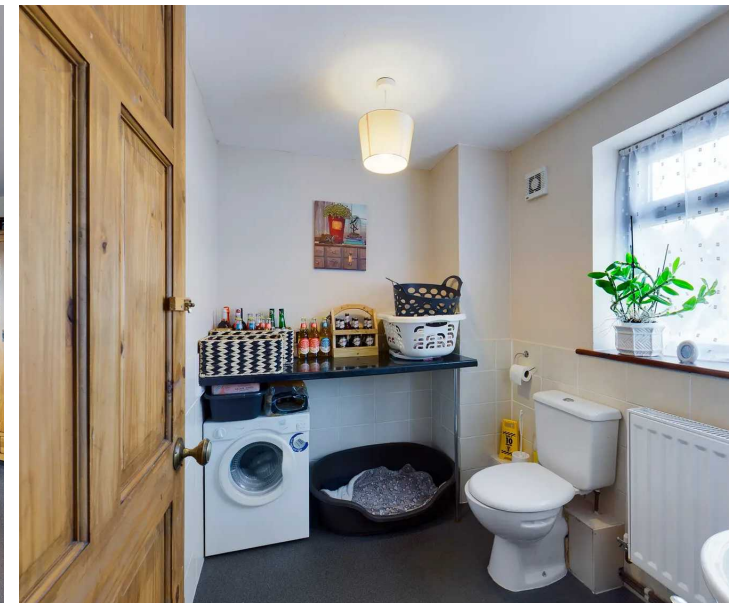
Outside to the front is a driveway with gated access and off road parking for several vehicles, access around to either side leading to the rear gardens which comprise level patio area with steps down to further patio with summer house, the gently sloping lawned gardens are divided by a fenced lower area with vegetable plot, greenhouse and timber outbuilding.

Council Tax band: C

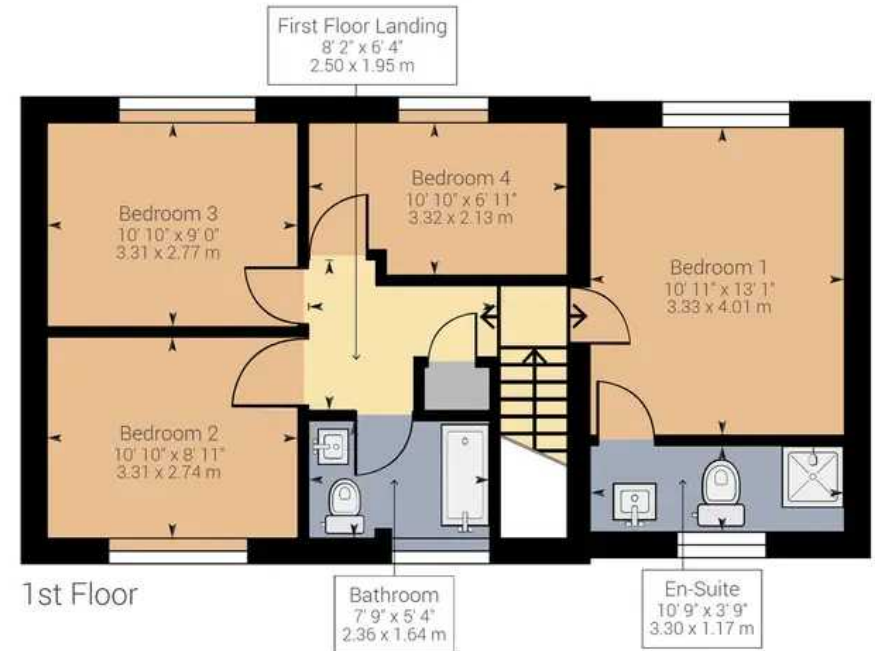
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D







Approximate net internal area: 1465.51 ft<sup>2</sup> / 136.15 m<sup>2</sup>

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.



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