



Colliers Field

Cinderford, GL14 2SW

£349,995



***** VIRTUAL TOUR AVAILABLE *** NO ONWARD CHAIN ***LUXURY FITTED KITCHEN***LUXURY BATHROOM*****

Dean Estate Agents are thrilled to offer for sale this immaculate detached 4 bedroom home. Luxury fitted Kitchen with built in appliances, newly laid carpets, Karndean flooring in the hallway, spacious lounge, separate dining room, downstairs cloakroom, Master bedroom with re-fitted en-suite, luxury family bathroom, 3 further bedrooms. There is a garage with electric roller door, private rear gardens and off road parking. We highly recommend a viewing to appreciate the deceptive space and condition.



Entrance Hallway :

20'9" x 6'0" (6.34 x 1.84)

Double glazed window to side aspect, two twin panel radiators, Karndean flooring, central heating thermostat, stairs to first floor.

Cloakroom :

5'7" x 3'1" (1.72 x 0.96)

Low level WC, wash hand basin, double glazed window to side aspect, radiator.

Lounge :

20'2" x 12'0" (6.16 x 3.66)

Double glazed windows to front and rear aspect, fireplace with coal effect gas fire, two twin panel radiators.

Dining Room :

10'2" x 15'4" (3.11 x 4.69)

Double glazed French doors to rear aspect, double glazed window to rear aspect, laminate flooring, two twin panel radiators.

Kitchen :

16'0" x 10'0" (4.90 x 3.07)

Newly fitted throughout, Quartz work surfaces, integrated appliance to include double oven and grill, induction hob, extractor hood, fridge / freezer, dishwasher, hot water tap and macerater. Worcester gas boiler. Double glazed door to side aspect, double glazed window to front aspect, task lighting under wall cabinets, plinth lighting, tiled floor, glazed door to dining room, down lighting, vertical radiator.

First Floor Landing :

8'9" x 11'2" (2.68 x 3.42)

Access to the fully boarded loft via ladder, built in cupboard housing hot water tank, radiator.

Master Bedroom :

10'4" x 15'4" (3.17 x 4.68)

Matching fitted wardrobes, bedside cabinets and headboard, two radiators, two double glazed windows to rear aspect.

En-suite Shower Room :

7'6" x 5'9" (2.29 x 1.77)

Twin shower cubicle, pedestal wash hand basin, low level WC, tiled walls and floor, fitted mirror and shaver point, chrome towel radiator, fitted bathroom cabinet, double glazed window to side aspect.

Bedroom 2 :

11'3" x 11'4" (3.44 x 3.47)

Twin built in wardrobes, separate fitted wardrobe, two double glazed windows to front aspect with views towards the forest, radiator.

Bedroom 3 :

8'8" x 12'2" (2.65 x 3.72)

Double glazed window to rear aspect, radiator.

Bedroom 4 :

9'6" x 13'3" (2.90 x 4.06)

Twin built in wardrobes, radiator, two double glazed windows to front aspect.

Family Bathroom :

7'0" x 5'10" (2.14 x 1.79)

Recently refitted with white suite, large bath with rain shower and mixer shower over, low level WC, pedestal wash hand basin, fitted mirrored cabinet, chrome towel radiator, tiled walls and floor, extractor fan, double glazed window to side aspect,

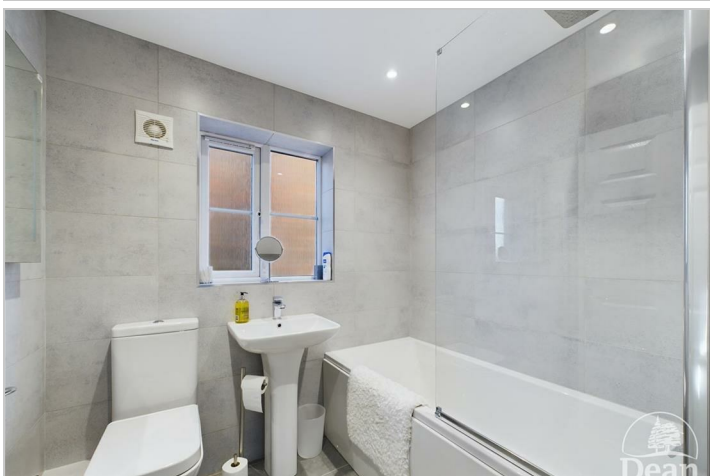
Outside :

Front - Open plan garden with steps to the entrance door, secure side gate access to both sides.

Rear - Brick retaining walls with steps up to two levels, decorative shingle, two patio areas and lawn, garden shed, covered pergola, cherry blossom tree and shrubs, outside lighting and outside water tap.

Garage :

Semi detached garage with electric roller door, power, lighting and storage above, driveway for two vehicles.



Dean Estate Agents Ltd have prepared the information within this website/brochure with infinite care and without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability, or availability with respect to the website or the information, products, services, or related graphics contained on our website for any purpose.

These details do not constitute any part of any Offer, Contract or Tenancy Agreement. Photographs used for advertising purposes may not necessarily be the most recent photographs. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright.

Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition at that time.

Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing. You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. You must therefore consult with your legal representatives on these matters at the earliest opportunity before making a decision to purchase or incurring costs.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment etc.

The Laws of copyright protect this material. Dean Estate Agents is the owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws.

Equipment: Dean Estate Agents have not tested the equipment or any central heating system mentioned in these particulars and the purchaser is advised to satisfy themselves as to the

Road Map



Hybrid Map



Terrain Map



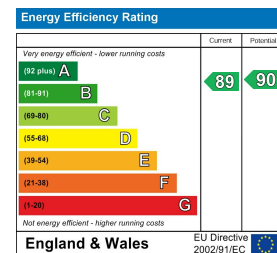
Floor Plan



Viewing

Please contact our Cinderford Office on 01594 825574 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.