



## Colliers Field

Cinderford, GL14 2SW

£300,000



Situated in the cul-de-sac of Colliers Field, Cinderford, this immaculate detached house offers a perfect blend of comfort and convenience. Built in 2003, the property provides ample space for modern living.

Inside, you will find two well-appointed reception rooms, ideal for both relaxation and entertaining guests. The house boasts three spacious bedrooms, ensuring that there is plenty of room for family or visitors. With two bathrooms, morning routines will be a breeze, catering to the needs of a busy household.

The property is not only aesthetically pleasing but also practical, featuring parking for up to three vehicles, which is a rare find in such a desirable location. The house is situated within walking distance of the town centre, allowing for easy access to local amenities, shops, and services.

This home is perfect for those seeking a peaceful lifestyle while remaining close to the heart of Cinderford. Whether you are a growing family or looking to downsize, this property offers a wonderful opportunity to enjoy a comfortable and convenient way of life. Do not miss the chance to make this delightful house your new home.



#### Entrance Hallway :

3'9" x 9'3" (1.15 x 2.84)

Entered via composite door, radiator, wood effect laminate flooring, stairs to first floor.

#### Cloakroom :

3'0" x 5'8" (0.93 x 1.74)

Low level WC, vanity wash hand basin, radiator, laminate floor, double glazed window to front aspect.

#### Lounge :

13'6" x 15'3" (4.12 x 4.65)

Fireplace with gas fire inset, two radiators, double glazed window to front aspect.

#### Dining Room :

8'7" x 9'8" (2.64 x 2.95)

Built in understairs cupboard, radiator, oak flooring, double glazed French doors to rear.

#### Kitchen :

7'10" x 9'8" (2.39 x 2.97)

Matching wall and base cabinets, gas hob, electric oven and eye level grill, plumbing for washing machine and dishwasher, wall

mounted gas boiler, tiled splash backs, tiled floor, double glazed window to rear aspect.

#### First Floor Landing :

3'3" x 10'1" (1.01 x 3.08)

Built in cupboard, access to loft space, radiator.

#### Bedroom 1 :

9'10" x 11'8" (3.01 x 3.56)

Built in twin wardrobe, radiator, double glazed window to front aspect.

#### En-Suite :

7'3" x 4'5" (2.23 x 1.37)

Shower cubicle, low level WC, wash hand basin with fitted cupboard, towel radiator, sand stone tiled floor, double glazed window to side aspect.

#### Bedroom 2 :

10'2" x 9'0" (3.11 x 2.76)

Built in single wardrobe, double glazed window to rear aspect.

#### Bedroom 3 :

6'9" x 8'3" (2.06 x 2.52)

Radiator, double glazed window to front aspect

## Bathroom :

6'3" x 6'9" (1.92 x 2.08)

P shaped bath with shower over, low level WC, wash hand basin, fitted cupboard, towel radiator, light / shaver point, extractor fan, sand stone tiled floor, double glazed window to rear aspect

Rear - Patio, lawn and decking area, flower and shrub borders, apple and pear trees, shed, greenhouse, summer house, outside water tap, side gate access.

## Garage :

Electric roller door, power and lighting, door to rear garden.

## Outside :

Front - Open plan with decorative slate, access to garage and off road parking for two vehicles.



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Tenure: We are advised freehold.

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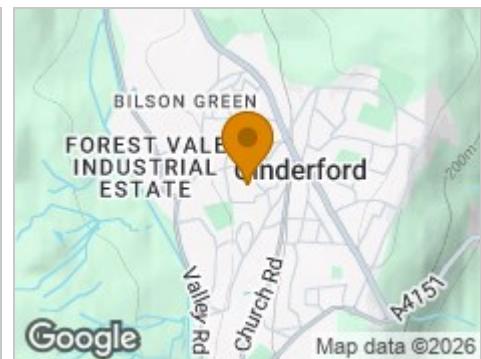
## Road Map



## Hybrid Map



## Terrain Map



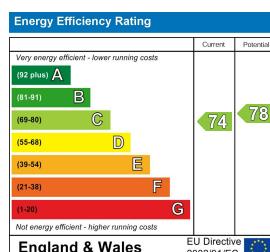
## Floor Plan



## 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



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