



The Willows Marshalls Lane  
Cinderford GL14 2ST



STEVE GOOCH  
ESTATE AGENTS | EST 1985



# The Willows Marshalls Lane

## Cinderford GL14 2ST

£325,000

**Steve Gooch Estate Agents are delighted to offer for sale this EXTENDED THREE DOUBLE BEDROOM DETACHED FAMILY HOME benefitting from OFF ROAD PARKING FOR THREE/FOUR VEHICLES, ENCLOSED GARDENS, GAS CENTRAL HEATING, DOUBLE GLAZING, EASY ACCESS TO THE TOWN CENTRE and FAR REACHING VIEWS.**

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The property comprises of ENTRANCE HALL, LOUNGE, CONSERVATORY, KITCHEN/DINING ROOM, UTILITY and CLOAKROOM to the ground floor with BEDROOM ONE with ENSUITE SHOWER ROOM, TWO FURTHER BEDROOMS and FAMILY BATHROOM to the first floor.

Cinderford is a town located in the Forest of Dean district of Gloucestershire. It lies in the eastern part of the Forest of Dean, approximately 10 miles (16 kilometres) east of the city of Gloucester.

Historically, Cinderford was a prominent mining and industrial town, with coal mining being a significant part of its heritage. The town played a vital role in the production and transportation of coal during the height of the mining industry in the area.

Today, Cinderford has transformed into a vibrant town with a diverse range of amenities and attractions. The town centre offers a variety of shops, supermarkets, cafes, and restaurants, providing residents with convenient access to everyday necessities and leisure activities. The town also has community facilities and services, including schools, a library, a leisure centre, and a local market.

Cinderford is surrounded by beautiful woodland areas, making it an excellent base for outdoor enthusiasts. The nearby Forest of Dean offers numerous trails and recreational opportunities, such as walking, cycling, and wildlife spotting. Popular attractions in the area include the Sculpture Trail, Puzzlewood, and the Dean Heritage Centre.





The property is accessed via a upvc obscure glazed panel door leading into the:

### **ENTRANCE HALL**

**18'09 x 5'11 (5.72m x 1.80m)**

Ceiling lights, smoke alarm system, stairs to the first floor landing, door to under stairs storage cupboard, access to roof space, electric consumer unit, tiled flooring, single radiator. Wooden doors giving access into:

### **KITCHEN/DINING ROOM**

**19'08 x 11'04 (5.99m x 3.45m)**

Kitchen- One and a half bowl single drainer stainless steel sink units with mixer tap over, range of base and wall mounted units, rolled edge worktops, tiled surround, power points, space for range style cooker with brushed stainless steel filter hood over, space for dishwasher, directional ceiling spots, coving, tiled flooring, side and rear aspect upvc double glazed window.

Dining Room- Directional ceiling spots, continuation of the coving, wall light points, radiator, continuation of the tiled flooring, exposed timber skirting boards, side aspect upvc double glazed window, front aspect upvc double glazed French doors opening out onto the patio and garden with views towards forest and woodland in the distance.

### **CLOAKROOM/UTILITY**

**5'11 x 5'07 (1.80m x 1.70m)**

White suite comprising of close coupled w.c, wall mounted wash hand basin with tiled splashback, plumbing for automatic washing machine, gas fired central heating and domestic hot water boiler, ceiling light, extractor fan, shaver light, shaver point, tiled flooring, single radiator, rear aspect upvc obscure double glazed window.

### **LOUNGE**

**19'08 x 12'11 (5.99m x 3.94m)**

Two ceiling lights, coving, wall light points, power point, tv point, feature fireplace with wooden lintel, tiled hearth, inset multifuel stove, alcoves to either side, two single radiators, side aspect upvc double glazed windows, set of French doors opening into the:







## CONSERVATORY

**13'11 x 12'05 (4.24m x 3.78m)**

Upvc construction to all sides, polycarbonate roof, vents and blinds, tiled flooring, exposed brickwork, wall mounted electric fire, wall light points, double doors lead out to the decking area with far reaching views over the garden and towards forest, woodland and the Welsh mountains in the distance.

From the Entrance Hall, stairs lead up to the first floor:

## LANDING

Ceiling light, smoke alarm, access to roof space, door to airing cupboard with radiator and slatted shelving space, power points, round obscure upvc double glazed window. Doors into:

## BEDROOM ONE

**15'04 x 12'11 (4.67m x 3.94m)**

Ceiling light, coving, chimney breast with alcoves to either side, single radiator, power points, tv point, front aspect upvc double glazed window overlooking the garden with far reaching views over forest, woodland and the Welsh mountains. Door giving access into:

## ENSUITE SHOWER ROOM

**11'02 x 3'09 (3.40m x 1.14m)**

White suite with tiled double shower cubicle, mains fed shower with conventional and drencher head, ceiling light with extractor fan built in, two ceiling spots, large vanity wash hand basin with monobloc mixer tap over and cupboards beneath, tiled splashback, mirror, close coupled w.c, chrome heated towel radiator, double radiator, wood effect flooring, rear aspect upvc obscure double glazed window.

## BEDROOM TWO

**11'04 x 9'09 (3.45m x 2.97m)**

Ceiling light, coving, power points, single radiator, front aspect upvc double glazed window overlooking the garden with far reaching views over forest, woodland and the Welsh mountains.

## BEDROOM THREE

**11'04 x 9'06 (3.45m x 2.90m)**

Ceiling light, coving, single radiator, side aspect upvc double glazed window with views over forest and woodland.





## FAMILY BATHROOM

5'01 x 5'06 (1.55m x 1.68m)

White suite with concealed cistern w.c, vanity wash hand basin with monobloc mixer tap over and cupboard beneath, P shaped bath with waterfall tap, mains fed shower fitted over with conventional and drencher head, ceiling light, part tiled walls, chrome heated towel radiator, mirror, single radiator, extractor fan, rear aspect upvc double glazed window.

## OUTSIDE

The property benefits from a block-paved driveway suitable for three to four vehicles. Passing through a wooden gate into the garden, you'll discover a charming wooden summer house with mains power sockets and lighting and outdoor lighting. A paved pathway wraps around the property, providing access to the front door, accompanied by additional outdoor lighting.

The front garden is adorned with decking, featuring a spacious timber gazebo housing a fully functional hot tub. Timber steps lead to the conservatory and the front door. The lawn is gently sloped and enclosed by fencing surround. Further down the garden, an additional decking area awaits.

Moving to the rear of the property, a sizable paved pathway area proves ideal for storage with the benefits of an outside tap.

## DIRECTIONS

From the Mitcheldean office, proceed to the mini roundabout, turning right onto the A4136. Continue up over Plump Hill and upon reaching the traffic lights at Nailbridge, turn left signposted to Cinderford. Continue to the town centre, passing the petrol station and turning left into Marshalls Lane. The property can be found after a short distance on the left hand side.

## SERVICES

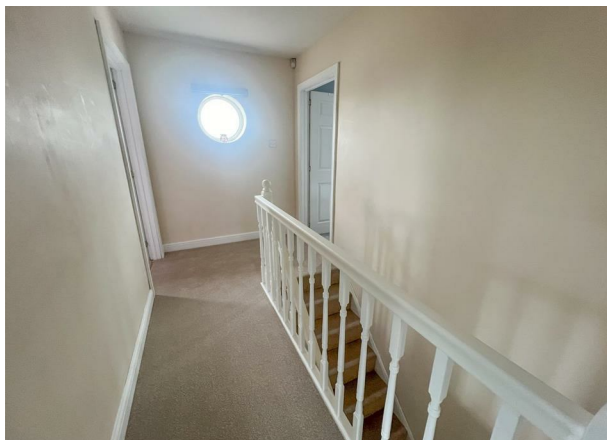
Mains water, drainage, electricity and gas.

## WATER RATES

Severn Trent Water Authority - Rate to be confirmed.

## TENURE

Advised as Freehold







## LOCAL AUTHORITY

Council Tax Band: C  
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

## VIEWINGS

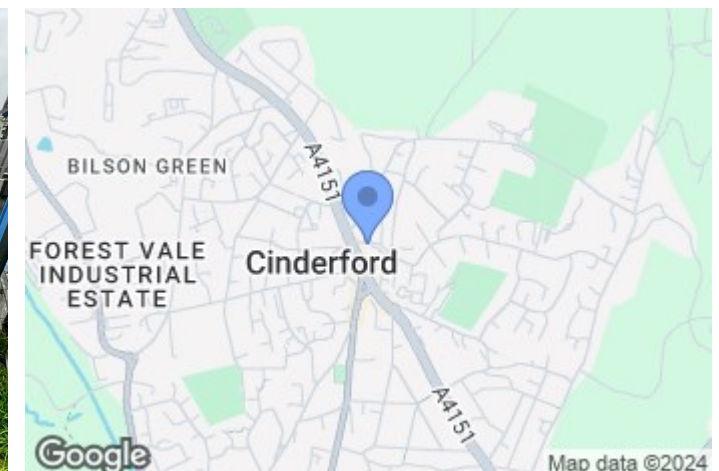
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday

## PROPERTY SURVEYS

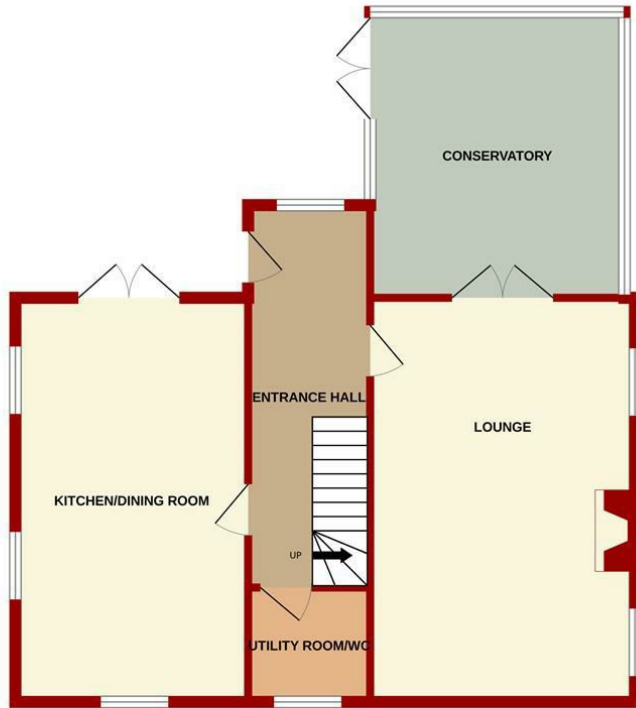
Qualified Chartered Surveyors available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

## MONEY LAUNDERING REGULATIONS

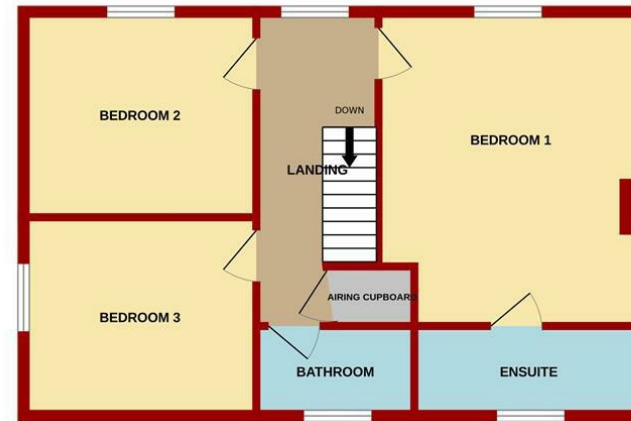
To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)



GROUND FLOOR



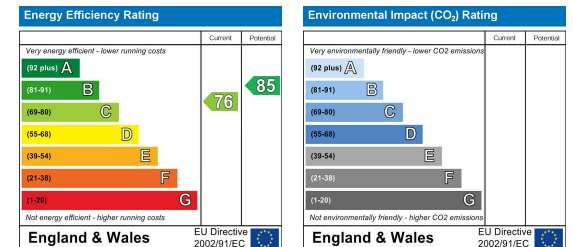
1ST FLOOR



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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All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.







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