



**22 Colliers Field**  
**Cinderford GL14 2SW**

**SG** | **STEVE GOOCH**  
ESTATE AGENTS | EST 1985



# 22 Colliers Field

## Cinderford GL14 2SW

Offers Over £350,000

A BEAUTIFULLY PRESENTED, LIGHT and SPACIOUS FOUR-BEDROOM DETACHED FAMILY HOME offering 1431 SQ.FT of accommodation, with a 20FT. LIVING ROOM, 16FT. DINING ROOM, FULLY FITTED KITCHEN with built in appliances, UTILITY ROOM and W.C as well as PRINCIPAL BEDROOM having EN-SUITE SHOWER ROOM, THREE FURTHER SPACIOUS BEDROOMS and FAMILY BATHROOM on the first floor. There is also OFF-ROAD PARKING and a SINGLE GARAGE located to the rear of the property, an ENCLOSED SOUTH-FACING GARDEN all being ideally situated within a quiet MODERN DEVELOPMENT within walking distance of CINDERFORD TOWN CENTRE and WALKING/CYCLING TRAILS.

A NEW VIESMANN GAS-FIRED COMBI BOILER was installed in 2021 and there is UPVC DOUBLE GLAZING throughout.

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 14 miles (22.5 kms) east of the cathedral 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, pubs, cafes, and restaurants, providing residents with convenient access to everyday necessities and leisure activities. The town also has community facilities and services, including the new community hospital, schools, a library, a leisure centre with pool, and a local market.

Cinderford is surrounded by beautiful woodlands, 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, the Dean Heritage Centre and the restored Dean Forest Railway.



A front aspect composite door leads into;

## ENTRANCE HALL

A large space with two radiators, vinyl flooring, stairs leading to the first floor landing, side aspect window, doors lead off to the living room, dining room, kitchen, utility and w.c.

## LIVING ROOM

20'02 x 11'11 (6.15m x 3.63m)

Radiators, feature fireplace was gas fire inset, vinyl flooring, rear aspect French doors lead out to the garden, front aspect window.

## DINING ROOM

16'05 x 10'04 (5.00m x 3.15m)

Radiator, vinyl flooring, rear aspect French doors lead to the garden, rear aspect window.

## KITCHEN

9'11 x 9'08 (3.02m x 2.95m)

Comprising a range of modern fully fitted wall and base level units with laminate worktops and tiled splash-backs, inset 1.5 bowl stainless steel sink unit with drainer, internal electric double oven, gas hob, extractor hood and fridge/freezer. Space and plumbing for a dishwasher, radiator, tiled floor, front aspect window.

## UTILITY

6'06 x 5'09 (1.98m x 1.75m)

Fitted base unit with laminate worktop and tiled splash-backs, stainless steel sink unit with drainer, space and plumbing for a washing machine and tumble dryer, radiator, wall mounted gas-fired combi boiler, tiled floor, side aspect double glazed upvc door.

## W.C

Low level w.c, wall mounted washbasin with tiled splash-backs, radiator, tiled floor, obscured side aspect window.

## LANDING

Airing cupboard, access to insulated and part boarded loft space, radiator, doors lead off to the four bedrooms and family bathroom.







## PRINCIPLE BEDROOM

15'05 x 10'07 (4.70m x 3.23m)

Radiators, two rear aspect windows, built in double wardrobe, door leads into;

## ENSUITE SHOWER ROOM

Corner mains fed shower cubicle with wet board surround, low level w.c, pedestal washbasin with tiled splash-backs, heated towel rail, obscured side aspect window.

## BEDROOM TWO

11'03 x 11'02 (3.43m x 3.40m)

Built in double wardrobe, radiator, front aspect window.

## BEDROOM THREE

13'06 x 9'04 (4.11m x 2.84m)

Built in double wardrobe, two radiators, two front aspect windows.

## BEDROOM FOUR

12'03 x 8'10 (3.73m x 2.69m)

Radiator, rear aspect window.

## FAMILY BATHROOM

7'01 x 5'10 (2.16m x 1.78m)

Comprises a bath with mains fed shower over and wet board surround, low level w.c, vanity washbasin, heated towel rail, obscured side aspect window.

## GARAGE & PARKING

A gate gives access to the parking space and single garage located to the rear, the garage is accessed via an up and over door with power.

## OUTSIDE

To the front of the property is a lawned garden with hedges and shrubs, a path and steps lead up to the front entrance.

The south-facing enclosed rear garden is an ideal and tranquil space for families to relax and play, there is a lawn with attractive borders and a decked seating area.

## SERVICES

Mains water, electricity, drainage, gas.

## MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

## WATER RATES

Severn Trent Water Authority

## LOCAL AUTHORITY

Council Tax Band: D

Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

## TENURE

Freehold

## VIEWING

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 - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

## 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)

## AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.



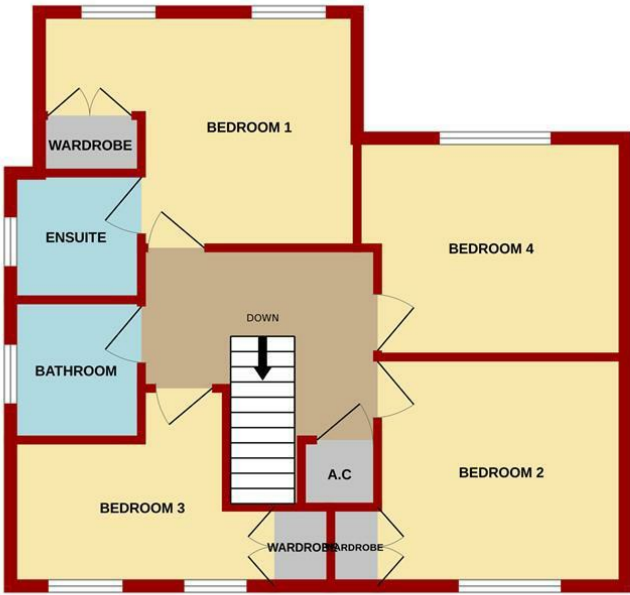




GROUND FLOOR



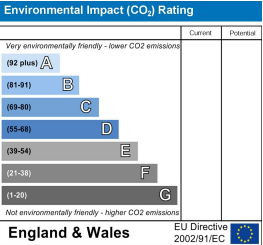
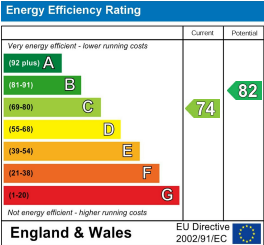
1ST FLOOR



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.







The Cross, Mitcheldean, Gloucestershire. GL17 0BP | (01594) 542535 | [mitcheldean@stevegooch.co.uk](mailto:mitcheldean@stevegooch.co.uk) | [www.stevegooch.co.uk](http://www.stevegooch.co.uk)

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