



**21 Steam Mills Road**  
**Cinderford GL14 3JB**



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985



# 21 Steam Mills Road

## Cinderford GL14 3JB

£350,000

Steve Gooch Estate Agents are delighted to offer for sale this EXTENDED THREE DOUBLE BEDROOM SEMI DETACHED STONE FOREST PROPERTY, full of CHARACTER AND CHARM. The home benefits from a GARAGE/WORKSHOP, ENCLOSED GARDENS, a RANGE OF OUTBUILDINGS, and ACCESS TO FORESTRY COMMISSION LAND AND WOODLAND. Inside, you'll find PERIOD FEATURES including FLAGSTONE FLOORING, OPEN FIREPLACES WITH WOOD BURNING STOVES, and EXPOSED CEILING TIMBERS AND STONE WALLS. The property is GAS CENTRALLY HEATED and DOUBLE GLAZED throughout.

The property comprises of PORCH, LOUNGE, DINING ROOM, KITCHEN, UTILITY, DOWNSTAIRS SHOWER ROOM, SAUNA and PLAYROOM to the ground floor with THREE DOUBLE 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 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.





## PORCH

9'09 x 4'08 (2.97m x 1.42m)

Composite external door with obscure glazed panel inset, single block construction with timber cladding, wall light point, storage area, front aspect upvc double glazed window overlooking the parking, original door with glazed panels inset leads into:

## LOUNGE

16'09 x 11'08 (5.11m x 3.56m)

Feature fireplace with alcoves to either side, wooden lintel, brick pillars, stone construction, wood burning stove inset, flagstone flooring, ceiling spotlights, stairs leading to the first floor, door to under stairs storage, double radiator, power points, exposed timber window ledge, exposed timber skirting boards, tv point, front aspect window overlooking forest and woodland in the distance, opening into Kitchen, door into:

## DINING ROOM

11'08 x 11'00 (3.56m x 3.35m)

Open fireplace with exposed stone alcoves to either side, timber lintel, brick arch, brick pillars to side, stone hearth, inset woodburning stove, ceiling spots, power points, radiator, Gigaclear point, exposed timber skirting boards, exposed timber floorboards, front aspect upvc double glazed window overlooking the parking area and towards woodland, sliding door giving access into:

## KITCHEN

11'08 x 10'02 (3.56m x 3.10m)

One and a half bowl single drainer sink unit with monobloc mixer tap over, rolled edge worktops, range of base and wall mounted units, upstands, granite window ledge, space for freestanding cooker, tiled splashback, brushed stainless steel extractor hood, space for freestanding fridge freezer, space for dishwasher, inset ceiling spots, laminate flooring, exposed timber skirting boards, two rear aspect double glazed windows overlooking the rear garden with views towards forest and woodland, opening into:

## PLAYROOM

10'10 x 9'00 (3.30m x 2.74m)

Vaulted ceiling with exposed ceiling timbers, multimedia connections, ceiling spots, underfloor heating, power points, tiled flooring, exposed timber skirting boards, rear aspect upvc French doors with glazed panels to either side opening onto the garden.

From the Kitchen, door leads into:

## REAR HALLWAY

10'04 x 2'10 (3.15m x 0.86m)

Inset ceiling spots, exposed timber lintel, exposed skirting boards, power points, single radiator, laminate flooring, door giving access into:

## SHOWER ROOM

6'07 x 4'10 (2.01m x 1.47m)

White suite with close coupled w.c, pedestal wash hand basin, large quadrant shower cubicle with mains fed shower fitted, inset ceiling spots, extractor fan, half tiled walls, chrome heated towel radiator, granite window ledge, tiled flooring, feature window now converted into shelving area, rear aspect upvc obscure double glazed window.







### **FORMER SAUNA**

**7'02 x 3'08 (2.18m x 1.12m)**

Currently used as storage space with tongue & groove ceiling and walls, double radiator.

### **UTILITY ROOM**

**10'03 x 7'05 (3.12m x 2.26m)**

Sloped ceiling, ceiling spot rail, plumbing for automatic washing machine, space for tumble dryer, space for further fridge/freezer, worktop area, power, lighting, laminate flooring, wall mounted chrome heated towel radiator, large shelving/storage area, rear aspect upvc double glazed door leading to the rear garden.

### **GARAGE/WORKSHOP**

**13'10 x 14'03 (4.22m x 4.34m)**

Power, lighting, accessed via a single up & over door to front, upvc obscure door to rear.

From the Lounge, stairs lead up to the first floor:

### **LANDING**

Exposed brick wall, exposed timber balustrades, access to roof space, ceiling light, exposed timber skirting boards, power points, central heating thermostat controls, front aspect upvc double glazed window with far reaching views towards woodland, pair of bifold doors giving access to the airing cupboard housing the gas fired central heating and domestic hot water boiler, slatted shelving space and ceiling light, exposed timber doors into:

### **BEDROOM ONE**

**12'00 x 10'10 (3.66m x 3.30m)**

Ceiling light, power points, single radiator, exposed timber skirting boards, exposed timber window ledge, front aspect upvc double glazed window with far reaching views over woodland.

### **BEDROOM TWO**

**11'08 x 10'10 (3.56m x 3.30m )**

Ceiling light, exposed brick wall, exposed timber skirting boards, exposed floorboards, single radiator, power points, feature fireplace opening, timber mantle above, exposed timber window ledge, front aspect upvc double glazed window with far reaching views over woodland.

### **BEDROOM THREE**

**10'01 x 10'00 (3.07m x 3.05m )**

Vaulted ceiling, exposed ceiling timbers, inset ceiling spots, double radiator, power points, exposed timber skirting boards, wood laminate flooring, exposed timber window ledge, rear aspect upvc double glazed window overlooking the rear garden with views towards forest and woodland.

### **FAMILY BATHROOM**

White suite with close coupled w.c, wall mounted wash basin with monobloc mixer tap over, large modern double ended bath with central tap, chrome heated towel radiator, inset ceiling spots, continuation of the vaulted ceiling, exposed ceiling timbers, timber window ledges, laminate flooring, exposed skirting boards, rear aspect upvc obscure double glazed window.





## OUTSIDE

The rear garden enjoys a paved patio seating area enclosed by stone walls with slate tops, access to the rear of the garage, outside lighting and tap, and steps leading up the garden. A large raised patio with a wall and railing surround, pagoda draped with a grapevine, lawned area with flower borders, shrubs, and bushes. The garden is enclosed by walling and fencing, with gated access leading directly into the adjoining woodland. A further side gate provides access to Forestry Commission land, which the current vendors have enjoyment and use of.

## OUTBUILDING ONE

12'02 x 9'04 (3.71m x 2.84m)

Power and lighting, obscure frosted window to front aspect, steel door.

## OUTBUILDING TWO

13'02 x 7'03 (4.01m x 2.21m)

Accessed via a double glazed upvc door, power and lighting, side aspect sealed unit double glazed window, front aspect double glazed window.

## PARKING

The current owners park on forestry commission land to the front.

## DIRECTIONS

From the Mitcheldean office, proceed down 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 along through Steam Mills, passing the petrol station on the left hand side. Approximately 200 yards after this, on the left hand side, a turning takes you up to the property.

## SERVICES

Mains water, drainage, electricity, gas.  
Underfloor heating.

## 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

## LOCAL AUTHORITY

Council Tax Band: B  
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 - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.





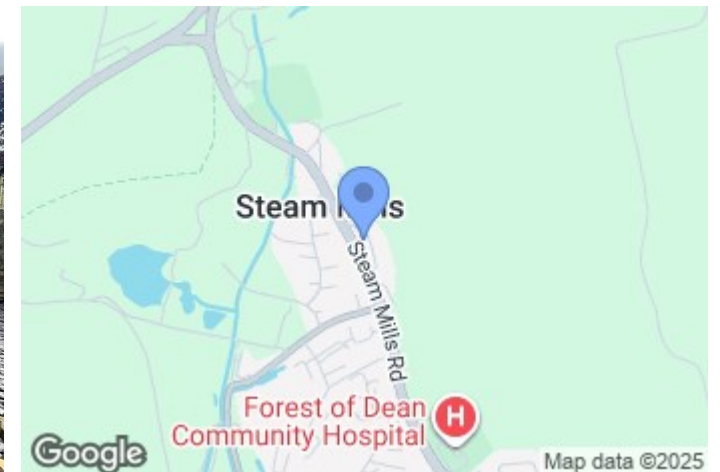


## PROPERTY SURVEYS

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

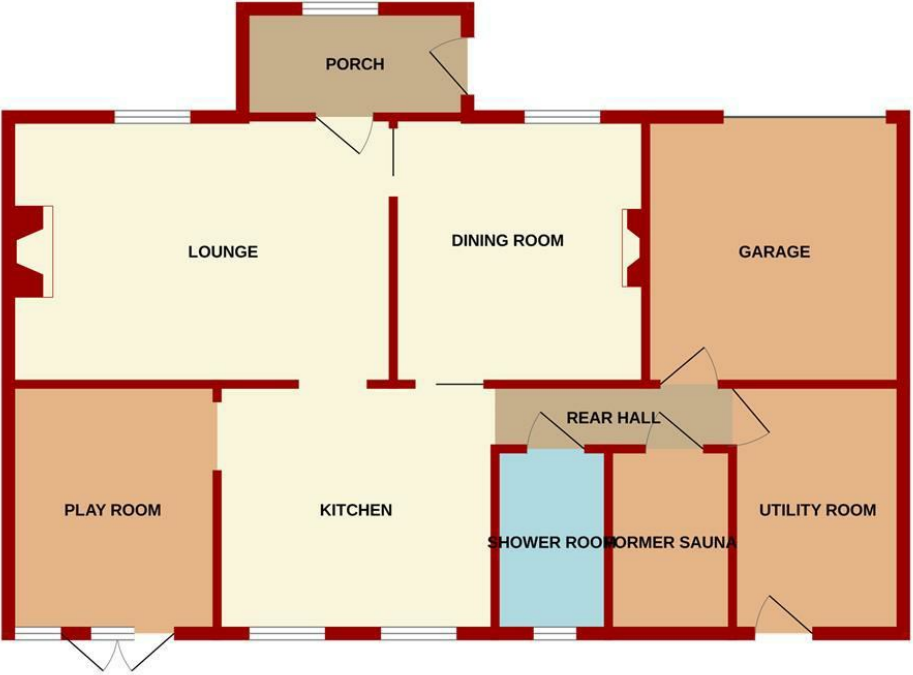
## MONEY LAUNDERING REGULATIONS

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



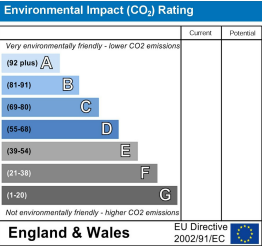
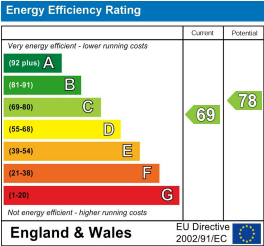
1ST FLOOR



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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MISREPRESENTATION DISCLAIMER

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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