56 The Oak Field
Cinderford GL14 2DE

STEVE GOOCH
ESTATE AGENTS | EST 1985

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£415,000

Steve Gooch Estate Agents are delighted to offer for sale this SPACIOUS FOUR/FIVE BEDROOM DETACHED FAMILY HOME, offering VERSATILE AND WELL-PROPORTIONED ACCOMMODATION whilst enjoying STUNNING FAR-REACHING VIEWS. Externally, the property benefits from an ENCLOSED GARDEN, AMPLE OFF-ROAD PARKING AND A SINGLE GARAGE. Further benefits include GAS CENTRAL HEATING, DOUBLE GLAZING AND UPVC FASCIAS AND GUTTERING.

The property comprises of ENTRANCE PORCH, ENTRANCE HALL, DINING ROOM, KITCHEN, CONSERVATORY, BEDROOM FIVE/HOME OFFICE and CLOAKROOM to the ground floor with BEDROOM ONE with ENSUITE SHOWER ROOM, THREE 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 the new community hospital, 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 with obscure glazed panels to either side. This leads into the:

ENTRANCE PORCH
6'01 x 4'07 (1.85m x 1.40m)
Inset ceiling spot, tiled flooring, floor-to-ceiling side aspect glazed window with far reaching views. Glazed panel door giving access into the:

ENTRANCE HALL
16'10 x 6'08 (5.13m x 2.03m)
Stairs leading to the first floor, inset ceiling spots, coving, single radiator, power points, tiled flooring, door to understairs storage cupboard, central heating thermostat controls, front aspect upvc double glazed window with far reaching views over countryside and the River Severn in the distance, wooden panel doors giving access into:

CLOAKROOM
White suite with close coupled w.c, wall mounted wash hand basin with monobloc mixer tap over, fully tiled walls and flooring, chrome heated towel radiator, ceiling lights, front aspect upvc obscure double glazed window.

LOUNGE
19'07 x 11'08 (5.97m x 3.56m)
Custom feature ceiling moulding, LED lighting, dimmable inset ceiling spots, fireplace opening with tiled hearth and surround, wood burning stove inset, two double radiators, power points, tv point, wood effect flooring, front aspect upvc double glazed window opening into the porch, archway opening into dining room, large upvc double glazed window overlooking the front garden with far reaching views over countryside and the River Severn in the distance.

DINING ROOM
12'01 x 9'04 (3.68m x 2.84m)
Custom feature ceiling moulding, LED lighting, inset dimmable ceiling spots, ceiling light, double radiator, wood effect flooring, power points, pair of double glazed French doors opening into the conservatory, wooden door giving access into the:

KITCHEN
14'01 x 9'04 (4.29m x 2.84m)
One and a half bowl single drainer cast porcelain sink unit, rolled edge worktops, tiled surrounds, ample power points, range of base and wall mounted units, central heating timer controls, BT Openreach sockets, space for range cooker with filter hood over, integrated dishwasher, washing machine and fridge, gas fired central heating and domestic hot water boiler, continuation of the inset ceiling spots, single radiator, side aspect Georgian bar upvc double glazed door with integrated blind opening onto the driveway, two rear aspect upvc double glazed window overlooking the rear garden.

CONSERVATORY
12'03 x 7'06 (3.73m x 2.29m)
Upvc construction with polycarbonate roof, wall light points, tiled flooring, pair of French doors opening onto the garden.

From the Entrance Hall, door into:

BEDROOM FIVE/HOME OFFICE
17'00 x 8'02 (5.18m x 2.49m)
Ceiling light, access to roof space, power points, tv point, single radiator, front aspect upvc Georgian bar double glazed window with views over the front garden with far reaching views over countryside and the River Severn in the distance.

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

LANDING
Access to roof space, inset ceiling spots, mains wired smoke alarm system, single radiator, power points, door to the airing cupboard housing the pressurised hot water cylinder with slatted shelving space, upvc double glazed window with far reaching views, solid timber doors into:

BEDROOM ONE
13'04 x 11'09 (4.06m x 3.58m)
Ceiling light, range of built-in wardrobes, three double wardrobes with hanging and shelving options, single radiator, power points, solid oak flooring, front aspect upvc double glazed window overlooking countryside, the village of Littledean and the River Severn in the distance, wooden door into:

ENSUITE SHOWER ROOM
White suite with close coupled w.c, vanity wash hand basin with monobloc mixer tap above and cupboard beneath, shower cubicle with mains fed shower fitted, bifold door, inset ceiling spots, extractor fan, fully tiled flooring and walls, chrome heated towel radiator, front aspect upvc double glazed window with far reaching views.

BEDROOM TWO
9'11 x 9'08 (3.02m x 2.95m)
Ceiling light, built-in double wardrobe with bifold doors, hanging rail and shelving options, power points with usb sockets, wood laminate flooring, single radiator, rear aspect upvc double glazed window overlooking the rear garden.

BEDROOM THREE
11'09 xx 6'10 (3.58m xx 2.08m)
Ceiling light, power points, single radiator, bifold doors to built-in over stairs wardrobe/cupboard, power points, front aspect upvc double glazed window overlooking countryside, the village of Littledean and the River Severn in the distance.

BEDROOM FOUR
10'01 x 6'07 (3.07m x 2.01m)
Ceiling light, single radiator, power points with usb point, tv point, wood laminate flooring, upvc double glazed window overlooking the rear garden.

FAMILY BATHROOM
6'06 x 6'02 (1.98m x 1.88m)
Fully tiled walls and flooring, close coupled w.c, pedestal wash hand basin with monobloc mixer tap over, modern P shaped side panel bath, inset ceiling spots, extractor fan, light sensors, heated towel radiator, rear aspect upvc obscure double glazed window.

OUTSIDE
To the front of the property, paved steps lead to the front door, with a paved area and upvc fascia and guttering. The front garden area includes flower borders, a small tree, and is enclosed by walling and fencing. The lawned area continues to the left-hand side and leads to the rear garden.

Benefitting from outside lighting and power points, and gated access to the rear garden. The rear garden is designed for low maintenance, with a patio, retaining wall with gravel beds, a small detached summer house, and a storage area ideal for wood and bin storage. The garden is enclosed by walling and fencing and features outside lighting, solar lighting, and an outside tap.

SINGLE GARAGE & PARKING
17'09 x 8'05 (5.41m x 2.57m)
A paved driveway provides parking for several vehicles. Garage is accessed via an up and over door with personal window to rear, power and lighting.

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 right signposted to Cinderford. Continue up into the town centre, proceeding straight over the mini roundabout and to the top of Belle Vue Road. Turn left into Littledean Hill Road and continue for approximately 500 yards where the property can be found on the left hand side as per our For Sale Board.

SERVICES
Mains water, drainage, gas and electricity.

Openreach and Gigaclear in area

WATER RATES
Severn Trent - to be confirmed.

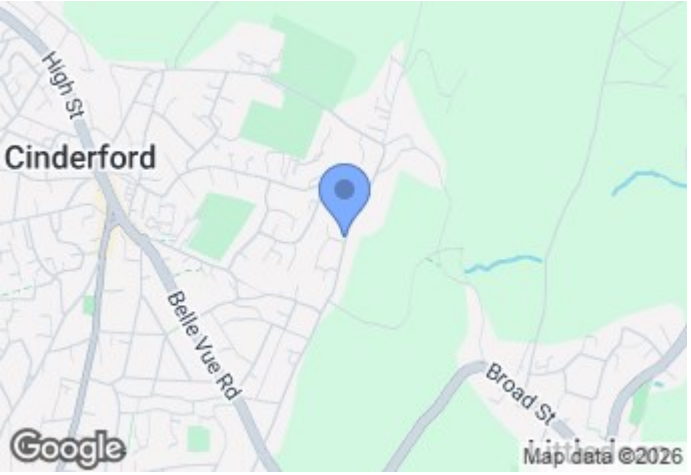
LOCAL AUTHORITY
Council Tax Band: E
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

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.

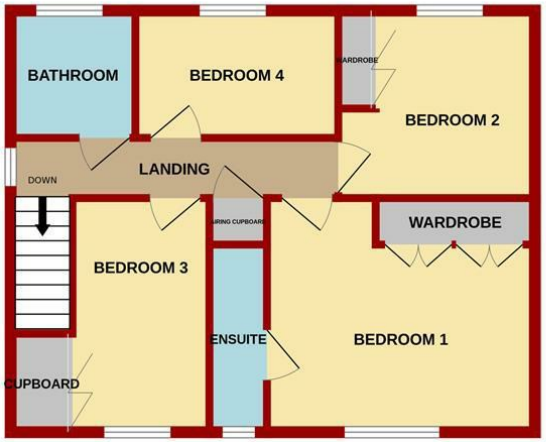
PROPERTY SURVEYS
Qualified Chartered Surveyors available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

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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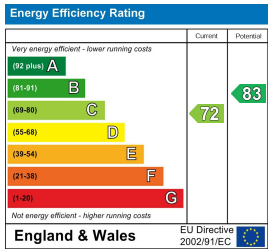

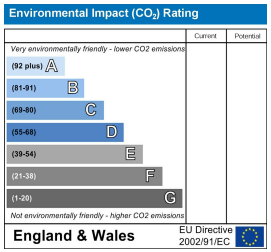

MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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.