



## Colliers Field

Cinderford, GL14 2SW

£299,900



Situated in Colliers Field, Cinderford, this delightful detached house offers a perfect blend of comfort and convenience. Built in 2003, the property spans an impressive 1,098 square feet, providing ample space for modern living.

Inside, you will find two inviting reception rooms, ideal for both relaxation and entertaining guests. The home boasts three well-proportioned bedrooms, ensuring plenty of room for family or visitors. With two bathrooms, morning routines will be a breeze, adding to the practicality of this lovely residence.

The property also features parking for up to three vehicles, a valuable asset in today's busy world. Its prime location means you are just a short walk away from the town centre, where you can enjoy local shops, cafes, and amenities. For those who appreciate the great outdoors, the nearby woodland walks and cycle trails offer a wonderful opportunity to explore the natural beauty of the area.

This home is perfect for families, professionals, or anyone seeking a peaceful yet accessible lifestyle. With its modern features and excellent location, this property is a fantastic opportunity not to be missed.



#### 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.

Agents Note: Please contact Dean Estate Agents for an updated brochure if applicable.

## Road Map



## Hybrid Map



## Terrain Map



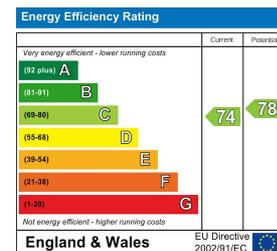
## Floor Plan



## 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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