



## Colliers Field

Cinderford, GL14 2SW

£360,000



**\*\*\* VIRTUAL TOUR AVAILABLE \*\*\* NO ONWARD CHAIN \*\*\*LUXURY FITTED KITCHEN\*\*\*LUXURY BATHROOM\*\*\***

Dean Estate Agents are thrilled to offer for sale this immaculate detached 4 bedroom home. Luxury fitted Kitchen with built in appliances, newly laid carpets, Karndean flooring in the hallway, spacious lounge, separate dining room, downstairs cloakroom, Master bedroom with re-fitted en-suite, luxury family bathroom, 3 further bedrooms. There is a garage with electric roller door, private rear gardens and off road parking. We highly recommend a viewing to appreciate the deceptive space and condition.



**Entrance Hallway :**

Double glazed window to side aspect, two twin panel radiators, Karndean flooring, central heating thermostat, stairs to first floor.

**Cloakroom :**

Low level WC, wash hand basin, double glazed window to side aspect, radiator.

**Lounge :**

Double glazed windows to front and rear aspect, fireplace with coal effect gas fire, two twin panel radiators.

**Dining Room :**

Double glazed French doors to rear aspect, double glazed window to rear aspect, laminate flooring, two twin panel radiators.

**Kitchen :**

Newly fitted throughout, Quartz work surfaces, integrated appliance to include double oven and grill, induction hob, extractor hood, fridge / freezer, dishwasher, hot water tap and macerater. Worcester gas boiler. Double glazed door to side aspect, double glazed window to front aspect, task lighting under wall cabinets, plinth lighting, tiled floor, glazed door to dining room, down lighting, vertical radiator.

**First Floor Landing :**

Access to the fully boarded loft via ladder, built in cupboard housing hot water tank, radiator.

**Master Bedroom :**

Matching fitted wardrobes, bedside cabinets and headboard, two radiators, two double glazed windows to rear aspect.

**En-suite Shower Room :**

Twin shower cubicle, pedestal wash hand basin, low level WC, tiled walls and floor, fitted mirror and shaver point, chrome towel radiator, fitted bathroom cabinet, double glazed window to side aspect.

**Bedroom 2 :**

Twin built in wardrobes, separate fitted wardrobe, two double glazed windows to front aspect with views towards the forest, radiator.

**Bedroom 3 :**

Double glazed window to rear aspect, radiator.

**Bedroom 4 :**

Twin built in wardrobes, radiator, two double glazed windows to front aspect.

**Family Bathroom :**

Recently refitted with white suite, large bath with rain shower and mixer shower over, low level WC, pedestal wash hand basin, fitted mirrored cabinet, chrome towel radiator, tiled walls and floor, extractor fan, double glazed window to side aspect,

**Outside :**

Front - Open plan garden with steps to the entrance door, secure side gate access to both sides.

Rear - Brick retaining walls with steps up to two levels, decorative shingle, two patio areas and lawn, garden shed, covered pergola, cherry blossom tree and shrubs, outside lighting and outside water tap.

**Garage :**

Semi detached garage with electric roller door, power, lighting and storage above, driveway for two vehicles.

**Consumer Notes :**

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Tenanted Property – we are not always able to show the most recent

condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.

Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form.

Please ask a member of our team for any help required before committing to purchase a property and incurring expense.



## Road Map



## Hybrid Map



## Terrain Map



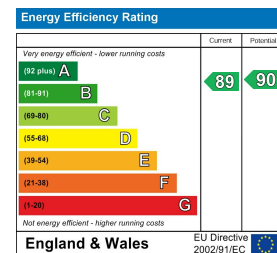
## Floor Plan



## 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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