

20 Valegro Avenue, Newent GL18 1RT

£469,950

naylor powell

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• Extremely well presented family home • Two ensuite shower rooms • Four double bedrooms • Stylish finish throughout • Off road parking and garage • EPC B85 • Forest of Dean District Council tax band E (£3095.73 2026/27) Freehold

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1 High Street, Newent, GL18 1AN

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Entrance Hall
Accessed via front door. Stairs leading up to first floor with cupboard under. Doors leading off to ground floor accommodation.

Cloakroom
Suite comprising WC and wash basin, frosted window to rear aspect.

Living Room
Generous room with feature fireplace, window to the front aspect and double doors leading out to the rear garden.

Study
Versatile room with window to the front aspect.

Kitchen/Diner
Well appointed and stylish finish with a range of base and wall mounted units, ample work surface space, one and a half bowl sink unit, built in appliances to include fridge/freezer, dishwasher, double oven, gas hob, extractor hood over. There is a window to the side aspect and double doors leading out to the garden.

First Floor Landing
Airing cupboard, doors leading off and window to the rear aspect.

Bedroom One
Generous double with window to the front aspect.

Ensuite Shower Room
Modern finish with walk in shower enclosure, WC and wash basin, tiled surround and frosted window to front aspect.

Bedroom Two
Double room with built in wardrobe with mirrored sliding doors and window to side aspect.





Ensuite Shower Room
Shower enclosure, WC and wash basin and frosted window to side aspect.

Bedroom Three
Double room with window to front aspect.

Bedroom Four
Double room with window to front aspect.

Family Bathroom
Modern suite comprising bath, WC and wash basin, part tiled walls and frosted window to the side aspect.

Outside
To the side of the home is a tarmac driveway with tandem parking for 2/3 vehicles which in turn leads to single garage via up and over door. Gated side access leads to the rear garden which has an expanse of lawn, paved patio area, covered pergola with seating area.

Location
Newent originally called Noent is a small market town about 8 miles north west of Gloucester, on the northern edge of the Forest of Dean. The town includes a half-timbered market house, plus other houses of historical nature and Newent Lake a large picturesque lake in the centre of the town, originally part of the Newent Court Estate is the 'jewel of the town'. Newent is served by three schools, all within the town, a doctors surgery and dentist, Sports & Leisure Centre and various churches of different denominations. With excellent motorway links to the M50 & M5. The property is also within driving distance of the local award winning Three Choirs vineyard with bar and restaurant as well some excellent garden centres including Three Shires. There are plenty of local rural walks and a cycle routes close by that incorporates both the Newent and Ledbury "loops".

Material Information
Tenure: Freehold
Council tax band: E
Local authority and rates: Forest of Dean Council £3095.73 (2026/27)
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband speed: Basic 17 Mbps, Ultrafast 1000 Mbps
Mobile phone coverage: EE, Vodafone, O2, Three
Management charge of approx. £350 per annum.













GROUND FLOOR
746 sq.ft. (69.3 sq.m.) approx.

1ST FLOOR
734 sq.ft. (68.2 sq.m.) approx.



TOTAL FLOOR AREA : 1572sq.ft. (146.0 sq.m.) approx.

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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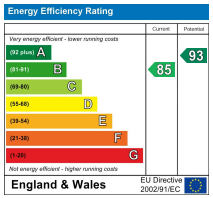
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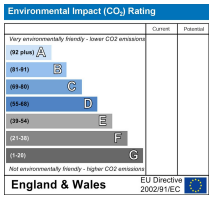
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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.





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