

1 Church View, Newport, Berkeley, Gloucestershire GL13 9PU

A recently modernised three-bedroom semi-detached home finished to a high standard and set on a generous plot with scope to extend (subject to the relevant planning permissions).

Built in the 1950's this well-appointed home has been thoughtfully modernised during its current ownership. In this time a new kitchen, bathroom and shower room have been fitted along with the installation of an air source heat pump and solar panels. The electrics have been rewired, and all the windows and external and internal doors replaced. Just a part of this TLC includes a new kitchen, bathroom and shower room have been fitted along with the installation of an air source heat pump and solar panels. The electrics have been rewired, and all the windows and external and internal doors replaced. The home is arranged across two floors with living space reaching 908 square ft (approx.).

Entering through the front door into a welcoming entrance hall with space to hang coats ahead of the stairs rising to the first floor and doors providing access to the dining room and sitting room. The dining room enjoys views to the front garden and the space is filled with natural light and benefits from wood effect laminate flooring. The galley style kitchen sits to the rear of the house and has a door leading out to the garden. The contemporary kitchen has been thoughtfully designed with wall and base cabinets finished with quartz worktops and upstands. Integrated appliances comprise a dishwasher, double oven and gas hob. There is space for a fridge/freezer along with space and plumbing for a washing machine. Adjacent to the kitchen is a contemporary shower room which has a white suite comprising a walk-in shower, wash basin and WC. The sitting room sits to the front of the property and can be accessed from the kitchen or entrance hall. A fireplace with a multi-fuel stove inset makes a real focal point to the room.

The central staircase ascends to the first-floor landing area where there is access to two double bedrooms, a single bedroom and a family bathroom. The principal bedroom is a bright and airy space and benefits from a built-in wardrobe. The modern bathroom has a white suite comprising a bath, vanity unit with a basin inset and WC.

To the front of the property there is a generous established garden with a path leading to the front door and a long driveway with parking for numerous vehicles ahead of a large storage shed. The beautifully maintained rear garden is predominantly laid to lawn with a patio off the house making an ideal entertaining area over the warmer months. There are herbaceous borders and several specimen trees along with a timber shed to one corner of the garden. The whole plot offers great potential to further extend the house or build a garage (subject to the relevant planning permissions).

The property is connected to mains: electricity, water, and drainage. Central heating is via an air source heat pump. The property benefits from solar panels providing both a revenue stream and energy for the property.

Council tax band B (Stroud District Council). The property is freehold.

EPC – B (83).











The village of Newport is within two miles of the historic market town of Berkeley offering a delightful blend of period charm and modern convenience.

Berkeley renowned for the castle boasts a welcoming community atmosphere, a selection of independent shops, traditional pubs, and local amenities catering to everyday needs. There is a primary school and is within proximity of the highly regarded Katharine Lady Berkeley secondary school as well as Berkeley Green College.

Surrounded by beautiful countryside and close to the scenic banks of the River Severn, it's an ideal setting for those who enjoy outdoor pursuits and a more relaxed pace of life.

Newport is well positioned for commuting, with convenient access to nearby centres such as Bristol and Gloucester, as well as excellent transport links via the M5 motorway. This makes it a perfect choice for buyers seeking the best of both rural living and connectivity.

Guide Price £375,000













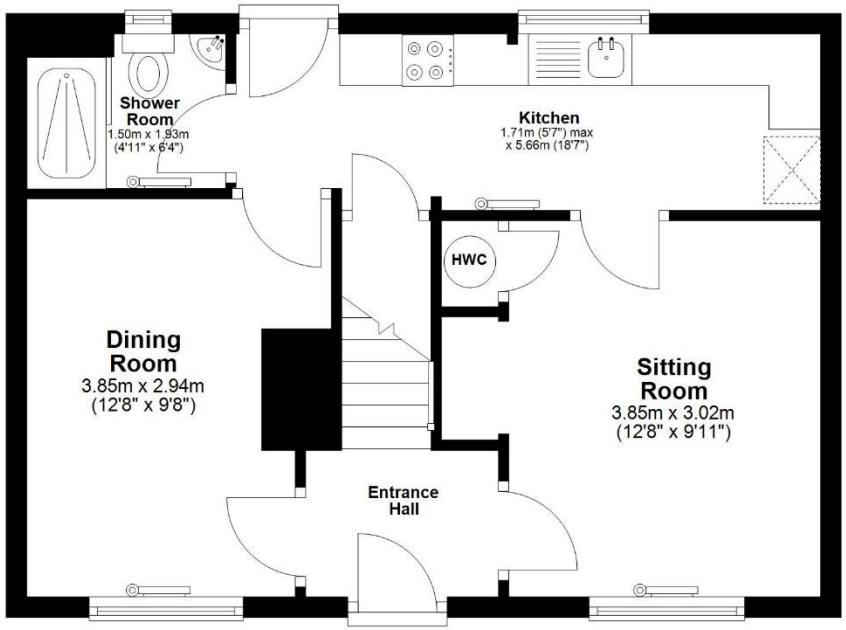






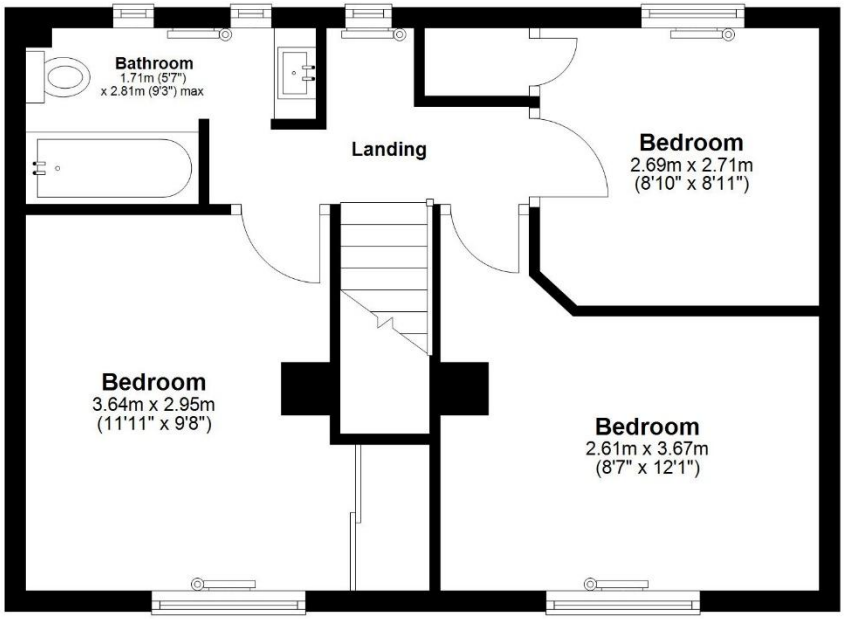
Ground Floor

Approx. 42.5 sq. metres (457.7 sq. feet)



First Floor

Approx. 41.9 sq. metres (450.8 sq. feet)



Total area: approx. 84.4 sq. metres (908.5 sq. feet)

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