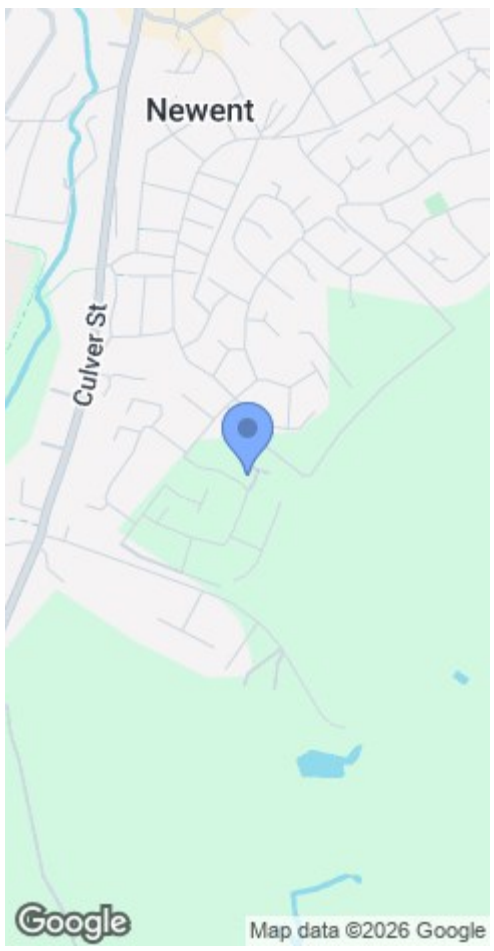
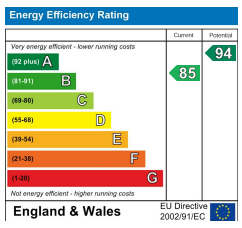


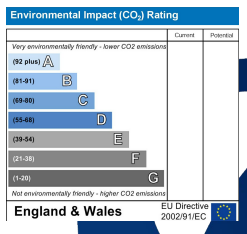


GROUND FLOOR

FIRST FLOOR







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.

Guide Price £395,000

An EXCEPTIONALLY WELL PRESENTED FOUR DOUBLE BEDROOM DETACHED FAMILY HOME having OPEN PLAN KITCHEN / FAMILY / DINING ROOM, STUDY, MASTER EN-SUITE, GARAGE and OFF ROAD PARKING, PLEASANT ENCLOSED GARDENS, situated in a SOUGHT AFTER LOCATION.

Newent itself offers a range of shops, supermarkets, a primary and secondary school, churches of various denominations, health, sports and community centres and library. Sporting and leisure facilities within the area include a choice of golf clubs, various forms of shooting and fishing, a dry ski slope, and active sporting teams such as football, rugby and cricket.

The bustling cathedral city of Gloucester is approximately 10 miles distance and the Cheltenham Spa town (the home of the Cheltenham Festival and Gold Cup) approximately 17 miles distance for more comprehensive facilities. The historic market towns of Ross-on-Wye, Ledbury and Monmouth are all within easy driving distance and the idyllic and picturesque villages within The Cotswolds are also a must to explore!

With a choice of many countryside walks including the renowned May Hill and The Malvern Hills, and the Forest of Dean with its sprawling woodlands and outdoor activities, the River Wye with all its water activities, all too within easy driving distance, the property is ideally situated and caters for all.

There are a wide choice of schools available with local primary and secondary schools in Newent and independent schools in Malvern, Monmouth, Cheltenham and Gloucester.

Access can be gained to the M50 motorway (junction 3) approximately 3.5 miles away. The M50 connects you to the M5 motorway linking Midlands, North and South. The M50 takes you to Wales, Monmouth and Cardiff. Train Stations with access to all major cities including London can be found at Ledbury and Gloucester.

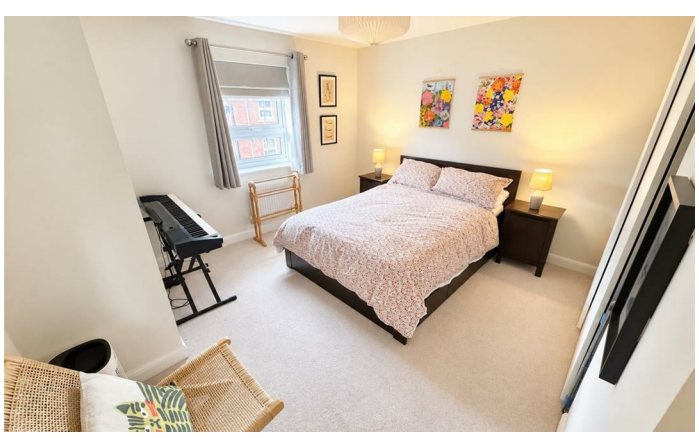














Entrance via composite front door leading to:

HALLWAY
5'3" x 3'3" (1.60m x 0.99m)
Stairs leading off, single radiator, thermostat control, door to downstairs WC, door to cupboard housing Open Reach point and fuse board.

CLOAKROOM
Toilet, sink with mixer tap, single radiator, extractor fan.

LOUNGE
16'5" x 12' (5.00m x 3.66m)
Two double radiators, front aspect bay window.

STUDY
9' x 7'5" (2.74m x 2.26m)
Double radiator, front aspect window.

KITCHEN / DINING / FAMILY ROOM
20'5" x 12'6" (6.22m x 3.81m)
Kitchen comprises a range of base and wall units,laminated work tops and splashbacks, single drainer stainless steel sink unit with mixer tap, integrated appliances to include Electrolux double oven, five ring gas hob with splash back and cooker hood, dishwasher, fridge / freezer, door to understairs storage cupboard, three double radiators, inset spotlighting, engineered wooden flooring throughout, seating area, large dining area into rear aspect rectangular bay with side and rear aspect windows, double opening French doors to the garden, two rear aspect windows. Door from the kitchen into:

UTILITY ROOM
7'5" x 5'6" (2.26m x 1.68m)
Base and wall mounted units, laminated worktops, splashbacks, engineered wooden flooring, plumbing for washing machine, space for tumble dryer, cupboard housing the Ideal Logic gas-fired combi boiler, single radiator, half glazed double glazed composite door to the driveway.

FROM THE ENTRANCE HALL, STAIRS LEAD TO THE FIRST FLOOR.

LANDING
Access to partly boarded roof space, single radiator, door to airing cupboard with slatted shelving and storage space.

MASTER SUITE
12'5" x 12'6" (3.78m x 3.81m)
With additional built-in 'his' and 'hers' triple wardrobes including built-in drawer units, radiator, thermostat control, front and side aspect windows. Door to:

EN-SUITE SHOWER ROOM
7'1" x 6'0 (2.16m x 1.83m)
Double shower cubicle accessed by glazed screen, inset detachable shower, WC, wash hand basin with cupboard below, tiled floor and walls, heated towel rail, shaver point, extractor fan, front aspect frosted window.

BEDROOM TWO
12'9" x 12'4" (3.89m x 3.76m)
Into wardrobe recess, double radiator, front aspect window.

BEDROOM THREE
11'0 x 10'7" (3.35m x 3.23m)
Single radiator, rear aspect window with pleasant far reaching views.

BEDROOM FOUR
12'0 x 10'2 (3.66m x 3.10m)
With single radiator, rear aspect window.

FAMILY BATHROOM
7'0 x 5'6" (2.13m x 1.68m)
With panelled bath, mixer tap, inset detachable shower over, WC, wash hand basin with mixer tap, tiled flooring and splash backs, double radiator, extractor fan, rear aspect frosted window.

OUTSIDE
To the front of the property, a patio leads to the front door with shrub borders. A driveway to the side provides off road parking for up to three cars with Zappy My Energy EV charging point (negotiable via separate negotiation but can be removed if not required).

SINGLE GARAGE
21'1 x 10'9 (6.43m x 3.28m)
Accessed to the front via up and over door, with power and lighting.

A side access pedestrian gate leads to the rear garden which has a small patio area, largely laid to lawn with pleasant planted borders, fruit trees, Silver Birch and Maple trees, further flowers and shrubs, storage area behind the garage, concrete slabbed area with wooden shed, outside power points and water tap, all enclosed by walling and fencing.

SERVICES
Mains water, drainage, electricity and gas.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY
It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

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 - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS
From our Newent office, proceed along the High Street into Broad Street and into Gloucester Street, taking the first right into Onslow Road. Proceed along taking the second left into Meek Road and then right onto Manor Road. Continue straight on into the new development, bearing left, where the property can be located on the left hand side as marked by our 'For Sale' board.

PROPERTY SURVEYS
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

AWAITING VENDOR APPROVAL
These details are yet to be approved by the vendor. Please contact the office for verified details.