

58 Manor Road, Newent GL18 1UJ

£385,000

naylor powell

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• Four bedroom detached family home • NHBC warranty • No onward chain • Ensuite to Master Bedroom • Parking plus garage • Forest of Dean District Council Tax band E - £3095.73 (2026/27) • EPC B85

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1 High Street, Newent, GL18 1AN

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Entrance Hall
Spacious hallway with handy storage cupboard, stairs to the first floor and doors leading off.

WC
WC, hand basin, window to front aspect and useful storage cupboard.

Living Room
Large bay style window to the front elevation which allows in lots of natural light.

Kitchen/Dining/Family Room
Superbly appointed with a range of base and wall mounted units with worktops over. Built in appliances to include dishwasher, fridge/freezer, electric oven and five ring gas hob with extractor hood over. Stainless steel sink unit. There is a window to rear elevation and the space opens up into family area with double doors to the garden. There is also a water softener.

Utility Room
Door from kitchen leads into utility which has plumbing for washing machine and space for appliances. There are storage cupboard and worktop and a door to the side giving access to driveway

First Floor Landing
Useful cupboard space , access to loft space and doors leading off.

Bedroom One
Window to the rear elevation and door into ensuite.

Ensuite Shower Room
Double shower enclosure with direct feed shower and tiled surround, WC and hand basin. Side aspect with obscure window.

Bedroom Two
Window to the rear elevation.

Bedroom Three
Window to the front elevation.





Bedroom Four
Built in storage over the stairs and window to the front.

Family Bathroom
Modern white suite comprising bath, WC and wash basin. Extractor fan.

Outside
Adjacent to the home is tarmac driveway with ample parking leads to single garage. Gated side access leading through to the rear garden which is mainly laid to lawn with patio area off the double doors.

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. Newent is served by three schools, doctors' surgery and dentist, Sports & Leisure Centre. Excellent motorway links to the M50 & M5.

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





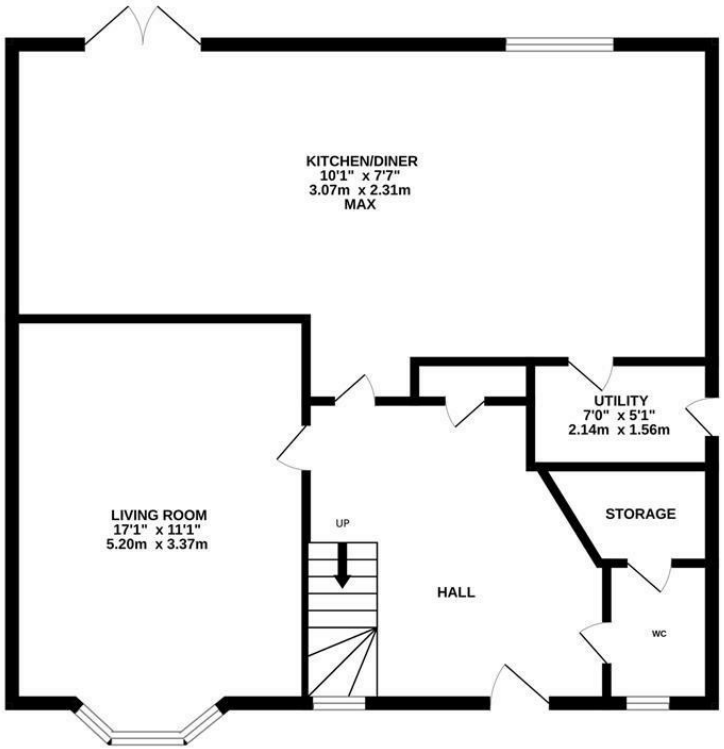



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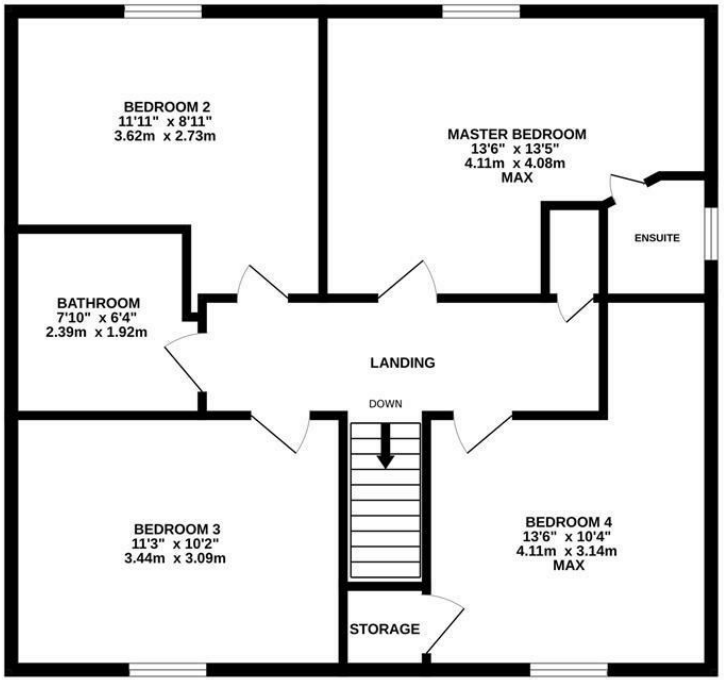



DAILY NEWS

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1345sq.ft. (125.0 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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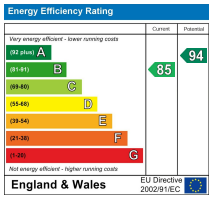
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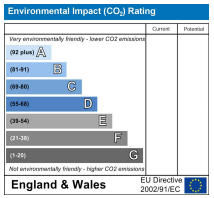
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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.





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