



**11 Peregrine Close, Newent GL18 1FJ**  
**£425,000**



## 11 Peregrine Close, Newent GL18 1FJ

• Well presented family home • Upgraded specification • Four double bedrooms • En suite to Master bedroom • Quiet cul de sac location on a private road • Parking plus garage • Council tax D • EPC B85

**£425,000**



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### Entrance hall

Spacious hallway with tiled flooring, stairs leading to first floor and doors to living accommodation.

### WC

Suite comprising WC and wash basin. Frosted window to front aspect.

### Living room

Generous room with bay style window to the front aspect overlooking green area.

### Kitchen dining/family room

Upgraded specification and well appointed kitchen with a stylish range of base and wall mounted units and rolled edge worktops, stainless steel sink unit, built in appliances to include dishwasher, fridge/freezer, electric oven and gas hob with extractor hood over. There is tiled flooring, window to rear aspect and in the family area, double doors lead out to rear garden. There is also access into the utility room.

### Utility room

Plumbing and spec for washing machine and further appliance under work top with storage cupboard above. There is a door to the side which leads out to the driveway.

### First floor landing

Access to loft space, airing cupboard and doors to bedrooms and bathroom.

### Bedroom one

Window to the rear aspect and alcove with wardrobe. Door to shower room.

### Ensuite shower room

Modern suite comprising shower cubicle, WC and wash basin with frosted window to side aspect.

### Bedroom two

Alcove with wardrobe and window to rear aspect.

### Bedroom three

large, modern wardrobe and window to front aspect.

### Bedroom four

Alcove with modern wardrobe and front aspect window.

### Family bathroom

White suite comprising bath with shower over, WC, wash basin, fully tiled walls and flooring, extractor fan.

### Outside

To the front of the house is a path leading to front door with an area of lawn, gravelled edging and plants. Adjacent to the home is tarmac driveway with parking for 2 vehicles which in turn leads to single garage. Gated side access leads around to the rear garden which is mainly laid to lawn with patio area off the double doors. The garden is enclosed by fencing with outside tap and power points.

### 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'. The town 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.

### Material information

Tenure: Freehold

Council tax band: D

Local authority and rates: Forest of Dean Council £2415.17 (2025/26)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

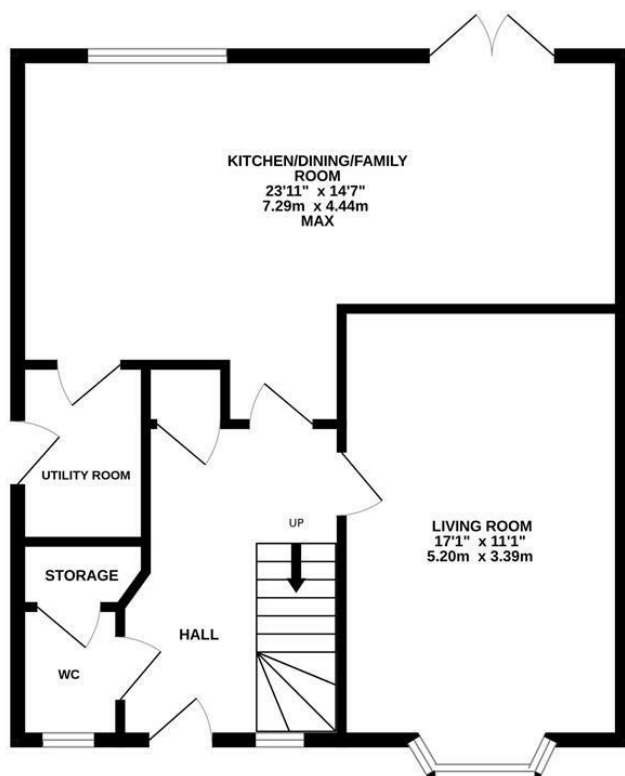
Heating: Mains Gas

Broadband speed: Basic 17 Mbps, Ultrafast 1000 Mbps

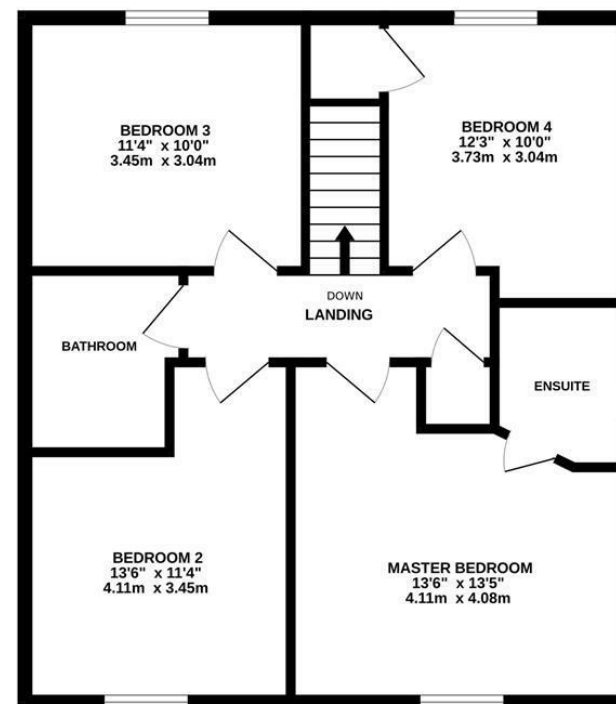
Mobile phone coverage: EE, Vodafone, O2, Three



GROUND FLOOR



1ST FLOOR



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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