

Glebe Close, Newent GL18 1BH

Guide Price £525,000

naylor powell

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• Spacious and well presented family home • Verstaile living accommodation • Ample off road parking • Located in market town of Newent • Solar panels • Pleasant rear and side gardens • Forest of Dean District Council. Tax Band D - £2415.17 (2025/26) • EPC C78

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Entrance Hall
Accessed via a canopy porch. Doors leading off and stairs to the first floor.

WC
Stylish finish with modern WC and wash basin, part panelled walls and frost window to side aspect.

Work Room/Study
A versatile space, formerly forming part of the garage, comprising a lobby area with a door to the side aspect. The main room benefits from a large window to the front aspect and a wall-mounted air conditioning unit. Offering excellent flexibility, this space would make an ideal home office, study or children's playroom.

Living Room
A bright and welcoming space, enjoying plenty of natural light from a large window to the front aspect. The room features an attractive fireplace with inset wood-burning stove, a door leading through to the hallway and an open archway connecting seamlessly to the kitchen/diner.

Kitchen/Diner
A superbly appointed and spacious family area, centred around a large island with breakfast bar and generous worktop space. There is a comprehensive range of modern base and eye-level units, complemented by a selection of integrated appliances including a dishwasher, double oven, fridge and microwave. Windows to both the side and rear aspects allow plenty of natural light, while double doors provide access to the decked area.
The adjoining dining area benefits from a useful storage/pantry cupboard and bi-folding doors opening directly onto the garden, creating an ideal space for both everyday family living and entertaining.

Snug/Family Room
Accessed via the kitchen is the cosy snug with double doors out to the garden and further door leading into the utility room.

Utility Room
Useful and practical space with plumbing for washing machine, sink unit, ample storage and window to the front aspect.

First Floor Landing
Access to loft space, linen cupboard and doors leading off.

Master Bedroom
A generous room with window to the rear aspect and door leading into ensuite.

Ensuite Shower Room
Modern and attractively finished with walk in shower enclosure with direct feed shower, vanity wash basin and WC, part tiled walls, heated towel rail and frosted window to the front aspect.

Bedroom Two
Window to the rear aspect.

Bedroom Three
Built in wardrobe and window to the front aspect.

Bedroom Four
Built in storage and window to the front aspect.

Family Shower Room
Large space with walk in shower enclosure with tiled walls and direct feed shower, vanity wash basin and WC, heated towel rail and two rear aspect frosted windows.

Outside
To the front of the property is a tarmac and gravelled driveway, providing ample off-road parking for approximately five to six vehicles. Gated side access leads around to the side and rear gardens, which offer a variety of gravelled and paved patio areas, ideal for alfresco dining and outdoor entertaining. There is also a decked area accessed directly from the kitchen to the rear, together with a further patio area adjoining the snug.

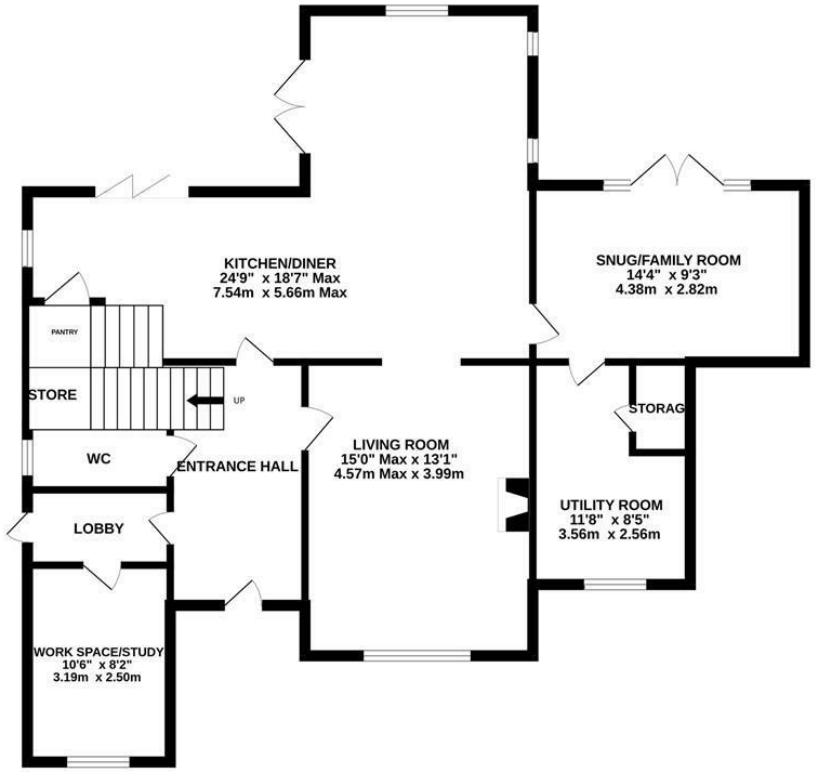
Location
Newent originally called Noent is a small market town about 8 miles north west of Gloucester, on the northern edge of the Forest of Dean. The town includes a half-timbered market house, plus other houses of historical nature and Newent Lake a large picturesque lake in the centre of the town, 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

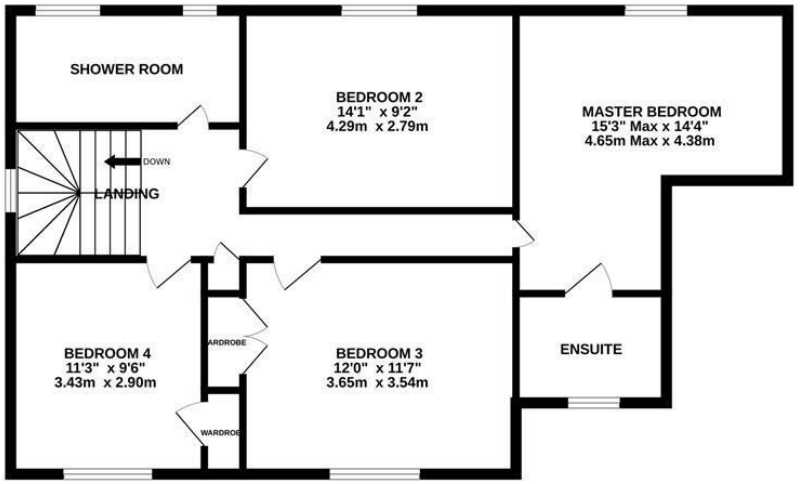




GROUND FLOOR



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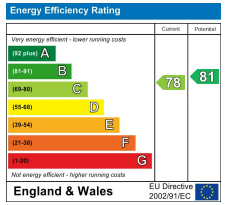
Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.



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