



32 Drovers Way, Newent GL18 1ET
Guide Price £275,000



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- Well presented
- Family home
- Off road parking
- Garden
- En suite to master
- Potential rental income of £850 per calendar month
- EPC 85

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Accommodation

On arrival to the home, there is a practical storm porch over the main door. The entrance hall has stairs leading to the first floor and doors off to the kitchen, lounge/diner and handy cloakroom with W.C and wash hand basin. To the right of the hallway is the modern fitted kitchen with a range of eye and base level units, integrated appliances, to include eye level double oven with gas hob and a bay window to the front of the property, allowing plenty of natural light in. There is also a breakfast bar. To the back of the property you will find the generous lounge/diner which offers large under stair storage and double French doors leading to the rear patio and garden.

From the entrance hall, stairs lead off to the first-floor landing with doors to the master bedroom, bedrooms two and three and family bathroom. The master bedroom is located at the rear of the property and offers an ensuite shower room, to include shower enclosure, wash hand basin, W.C and window to the side aspect. To the front of the property is bedroom two with built in double wardrobes and window to the front aspect. Bedroom three can be found at the rear of the property with window overlooking the rear garden. The first floor is concluded with modern fitted bathroom with white suite to include, WC, wash hand basin and panelled bath with shower over.

Outside

To the front of the property is path and steps up to front door. To the side are two parking spaces and gated access into the rear garden which is mainly laid to lawn with mature

shrubs, bushes and tree borders. There is a patio area off the double doors of living room and the garden is enclosed by fencing.

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.

Tenure, Services and Local Authority

Freehold

All mains services are connected.

Forest of Dean District Council - Tax Band C

£1839.70 - 22/23

Directions

From the Naylor Powell office in Newent proceed out of town via Gloucester Street, turning right onto Onslow Road, next left in Meek Road continue through entering into the Meadow Grove development bearing left and then taking the next right into Drovers Way continue following the road up and around to the right. Continue along and the property can be found on the right hand side.



1 High Street, Newent, GL18 1AN

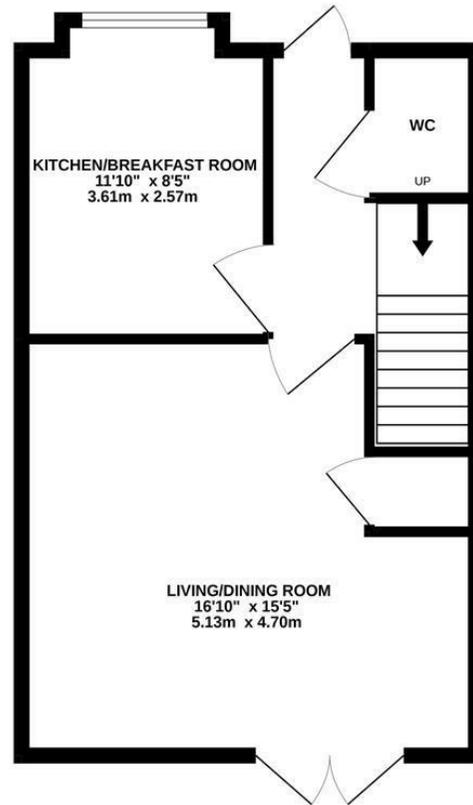
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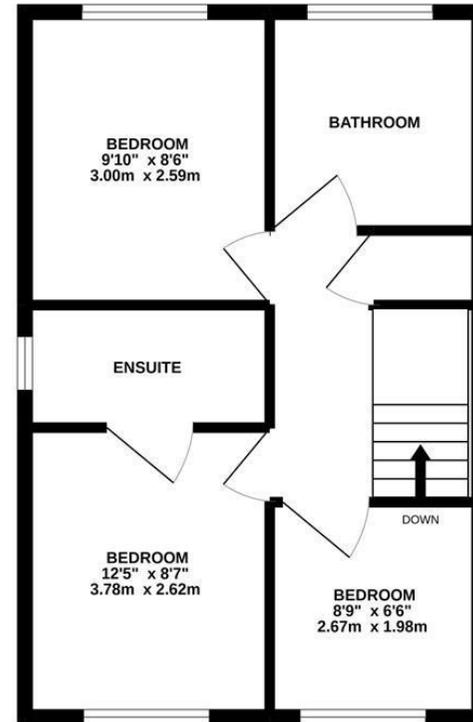
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GROUND FLOOR



1ST FLOOR



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