



Southend Lane, Newent GL18 1JD
£450,000



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• Brand New Home • Spacious Accommodation • Air Source Heating • 10 Year Guarantee • 5 Bedrooms 3 Bathrooms • Generous Gardens • No chain

£450,000

Accommodation

Stepping into this pristine property you are greeted by a spacious hallway granting access to the generously sized down stairs accommodation. Benefiting from a flexible living space, the ground floor boasts two spacious reception rooms with bi-folding doors from living room to garden, modern kitchen with wall and floor base mounted units as well as integrated appliances to include fridge, freezer and double oven. There is also a cloakroom and utility. Leading from the hallway the stairs grant access to the first and second floor where the five bedrooms can be found. Deceptively spacious the first floor offers home for the three of the five double bedrooms with the master benefiting from views over the rear garden and ensuite with walk in shower, wash hand basin and w.c. To the front of the home you will two more of the rooms both offering great sizes. The Family bathroom with bath, w.c. and twin hand basin completes this floor. Taking the stairs up to the second floor you will find the remaining two bedrooms, both with skylights offering ample natural light and a further spacious family bathroom.

Outside

To the front of the property are two paved parking bays and lawned borders. Path leads to front door

and gated side access lead around to the rear garden which is a generous size and mainly laid to lawn with patio area off the living room 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.

Tenure, Services and Local Authority

Freehold

Air Source central heating, mains water, electrics and drainage

Forest of Dean District Council

Directions

From the High Street in Newent, proceed along the B4216 (Culver Street) towards Huntley turning left after a short distance onto Southend Lane. The new development can then be found towards the end of Southend Lane on the right hand side.



1 High Street, Newent, GL18 1AN

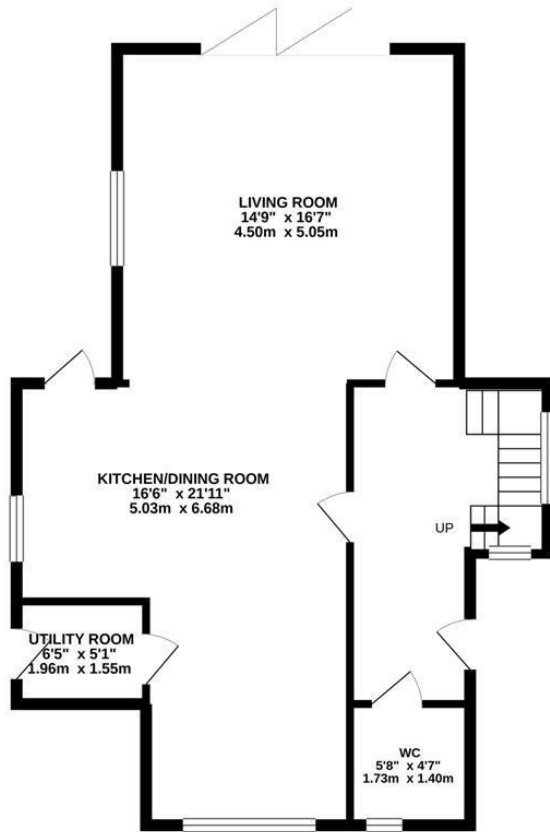
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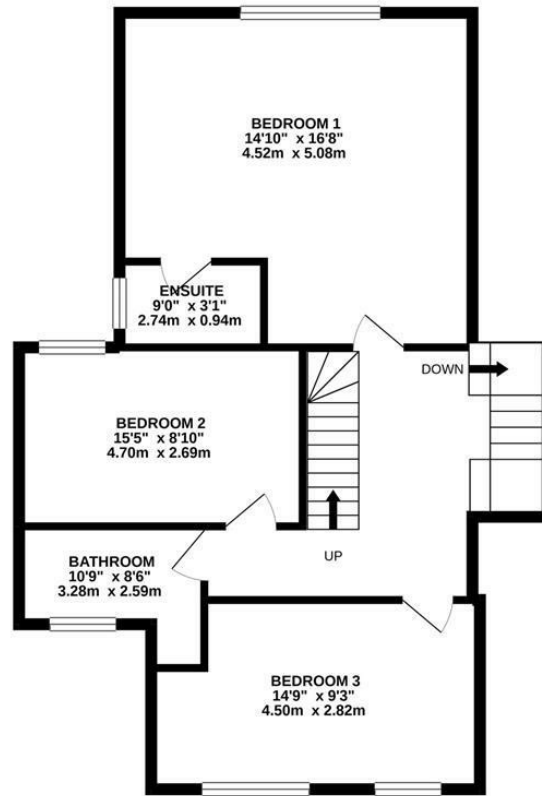
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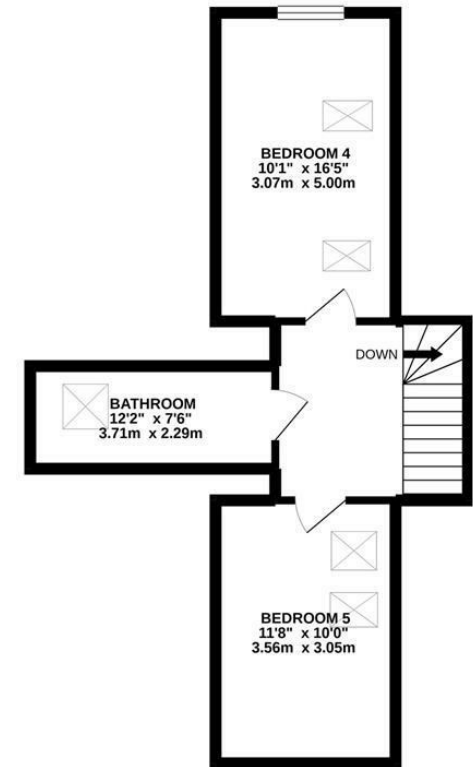
GROUND FLOOR



1ST FLOOR



2ND 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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Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

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.

Energy Efficiency Rating		Current	Potential
100-91 (A)	Very energy efficient - lower running costs		
81-91 (B)			
61-80 (C)			
41-60 (D)			
21-40 (E)			
1-20 (F)			
0 (G)	All energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC



