



5 School View, Newent GL18 1RX
Guide Price £325,000



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- Three bedroom detached family home
- Ample off road parking and detached garage
- Envious cul-de-sac position with views over countryside
- Located in the popular market town of Newent
- Immaculately presented throughout
- EPC B84
- Council Tax D
- Freehold

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Living Room

UPVC bay window to the front aspect overlooking front garden. Carpeted throughout.

Kitchen Dining Room

Ample storage in a range or floor and eye level units alongside integrated appliances to include fridge freezer, electric oven, dishwasher, one and a half bowl stainless steel sink, washing machine and five ring gas hob with extractor over and stainless steel backsplash. Additional storage can be found in the pantry located under the stairs.

This is a sociable room with breakfast bar and space for dining table accompanied by UPVC French doors granting access to the garden.

WC

WC and wash hand basin with mixer tap. Frosted window to side aspect.

Master Bedroom

Carpeted throughout. Window to front aspect with enviable views over the neighbouring countryside.

Ensuite

White suite to include WC, wash hand basin with mixer tap and shower cubical. Tiled throughout with frosted window to front aspect.

Second Bedroom

Carpeted. Window to rear aspect overlooking rear garden.

Third Bedroom

Carpeted. Window to rear aspect overlooking rear garden.

Family Bathroom

White suite to include WC, wash hand basin with mixer tap and bath with shower over. Tiled flooring and back splash. Single radiator and frosted window to side aspect.

Outside

To the front, the property benefits from a driveway allowing parking for multiple vehicles accompanied by a lawned area. Accessed via side gate, the rear low maintenance garden offers a landscaped space with both patio and artificial lawned area alongside raised flower beds to the rear.

Garage

Detached garage with power and lighting. Up and over door to the front.

Location

The property boasts an enviable position situated on a no through road on the small development of Picklenash Grove. 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.

Local Authority, Services & Tenure

Freehold

All services are connected to the property

Forest of Dean District Council, Tax Band D - £2,173.71 2023/24

Management charge of approximately £300 per annum.

Managing agents are AGM.



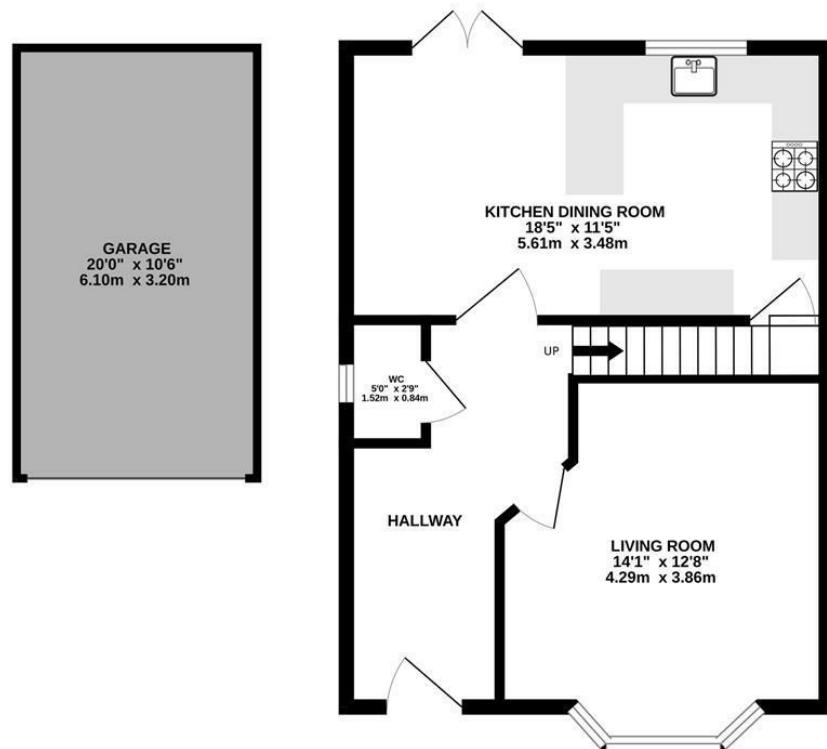
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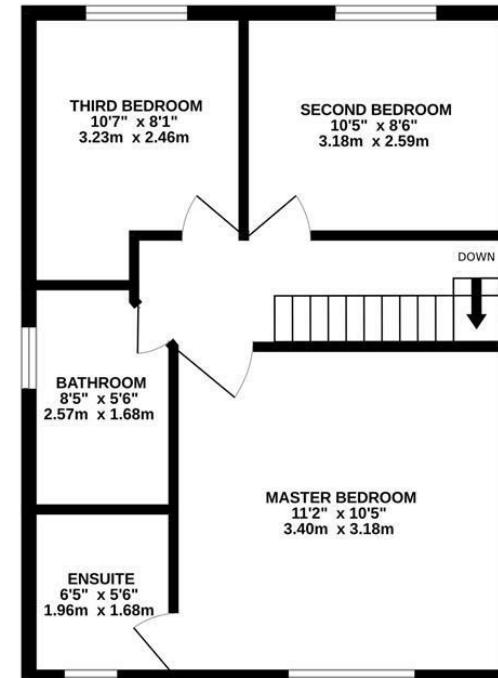
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GROUND FLOOR



1ST FLOOR



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