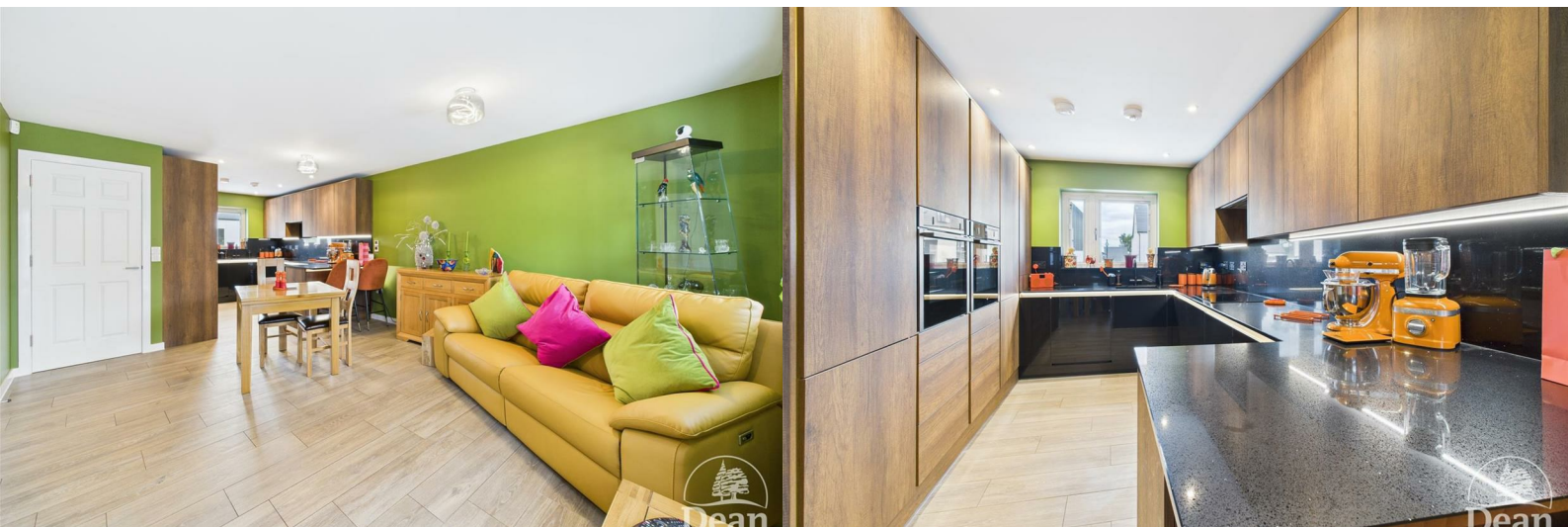




Severn Bank Avenue

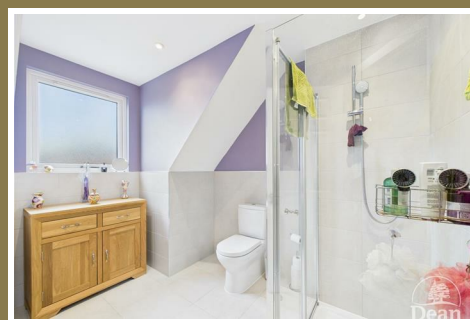
Newnham On Severn, GL14 1EY

£325,000



*** VIRTUAL TOUR AVAILABLE *** ** VIEWING IS A MUST **

Dean Estate Agents are thrilled to offer for sale this smartly presented semi-detached house situated on this prestigious award winning development. The property offers a superb fitted kitchen with built in appliances, open plan living space, underfloor heating on the ground floor, windows with integrated blinds. The accommodation is over 3 floors and has 4 bedrooms one with en-suite and a family bathroom. There is a garage to the rear and parking and landscaped enclosed garden.



Entrance Hallway :

3'4" x 9'10" (1.04 x 3.01)

Decorative slated timber clad feature wall, tiled floor with under floor heating, doors to open plan kitchen/living area and cloakroom, stairs to first floor. Alarm system.

Cloakroom :

2'11" x 5'4" (0.91 x 1.65)

Low level WC, wash hand basin, double glazed window to front aspect, tiled floor with under floor heating, part tiled walls, extractor fan.

Kitchen :

9'3" x 10'5" (2.83 x 3.20)

Re-fitted with an extensive range of wall and base storage cabinets, quartz work surfaces, breakfast bar, induction hob with extractor fan over, two integrated ovens, integrated fridge/freezer, integrated dishwasher and washing machine, tiled floor with under floor heating, open plan to the lounge/dining area, double glazed window to front.

Lounge / Diner :

16'6" x 16'0" (5.04 x 4.89)

Double glazed French doors and window to rear aspect, tiled floor with under floor heating, built in under stairs storage cupboard.

First Floor Landing :

3'8" x 12'1" (1.14 x 3.70)

Two built in storage cupboards, doors to bedrooms and family bathroom, stairs to second floor.

Bedroom 2 :

9'2" x 10'10" (2.80 x 3.31)

Built in mirrored wardrobes, radiator, double glazed window to front aspect.

Bedroom 3 :

9'2" x 11'1" (2.80 x 3.39)

Built in mirrored wardrobes, radiator, double glazed window to rear aspect.

Bedroom 4 :

6'11" x 7'2" (2.12 x 2.19)

Radiator, double glazed window to rear aspect.

Family Bathroom :

6'10" x 5'6" (2.09 x 1.70)

Bath with shower over, low level WC, wash hand basin, towel radiator, shaver point, extractor fan, tiled walls, tiled floor and part tiled walls, double glazed window to front aspect. Electric underfloor heating.

Second Floor Landing :

2'6" x 3'2" (0.77 x 0.98)

Door to Bedroom 1.

Bedroom 1 :

10'4" x 20'8" (3.15 x 6.32)

Built in mirrored wardrobes, built in cupboard housing hot water cylinder, double glazed window to front aspect, Velux window to rear aspect.

Ensuite Shower Room :

8'0" x 7'4" (2.46 x 2.26)

Shower enclosure, low level WC, wash hand basin, tiled walls, tiled floor, double glazed window to rear aspect, extractor fan, fitted illuminated cabinet with power point and usb, separate shaver point. Electric underfloor heating.

Outside :

Front - path to front door, various shrubs and seasonal flowers.

Rear - Tiled patio, circular archway, astro-turf lawn, corner pergola, shrub borders, variety of shrubs, clematis and honey suckle , garage and off road parking.

Garage :

The garage is situated at the rear of the property underneath the coach house.



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Road Map



Hybrid Map



Terrain Map



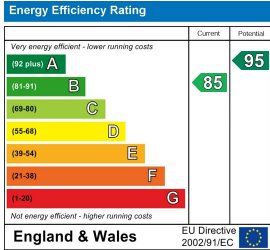
Floor Plan



Viewing

Please contact our Cinderford Office on 01594 825574 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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