



NEWENT

Guide price **£425,000**



www.archerandco.com

To book a viewing call 01989 768484

9 KESTREL CLOSE

Newent, Gloucestershire GL18 1FH



A modern family home offering style and space
Light-filled interiors with versatile living.
Perfectly positioned in a peaceful cul-de-sac.

A modern four-bedroom detached home with three reception rooms, two bathrooms, and a generous enclosed garden. Perfectly positioned on a private road in a peaceful cul-de-sac. No onward chain.

Newent is a charming market town in Gloucestershire, known for its historic character, strong community spirit, and picturesque setting. Surrounded by countryside and woodland, the town offers a peaceful lifestyle while remaining well connected. At its heart is a traditional market square lined with independent shops, cafés, and local amenities, alongside regular markets and community events.

Families are well catered for with a choice of schools, leisure facilities, and parks, while nature lovers can enjoy nearby Newent Lake and a network of scenic walking and cycling routes. Excellent road links make commuting straightforward, with Gloucester, Cheltenham, Ross-on-Wye, and the wider Forest of Dean all within easy reach. Newent is a desirable location for those seeking a balanced lifestyle.



Guide price
£425,000



KEY FEATURES

- Modern detached family home
- Four spacious bedrooms with one ensuite
- Three reception rooms with versatile living space
- Contemporary kitchen and dining area with garden access

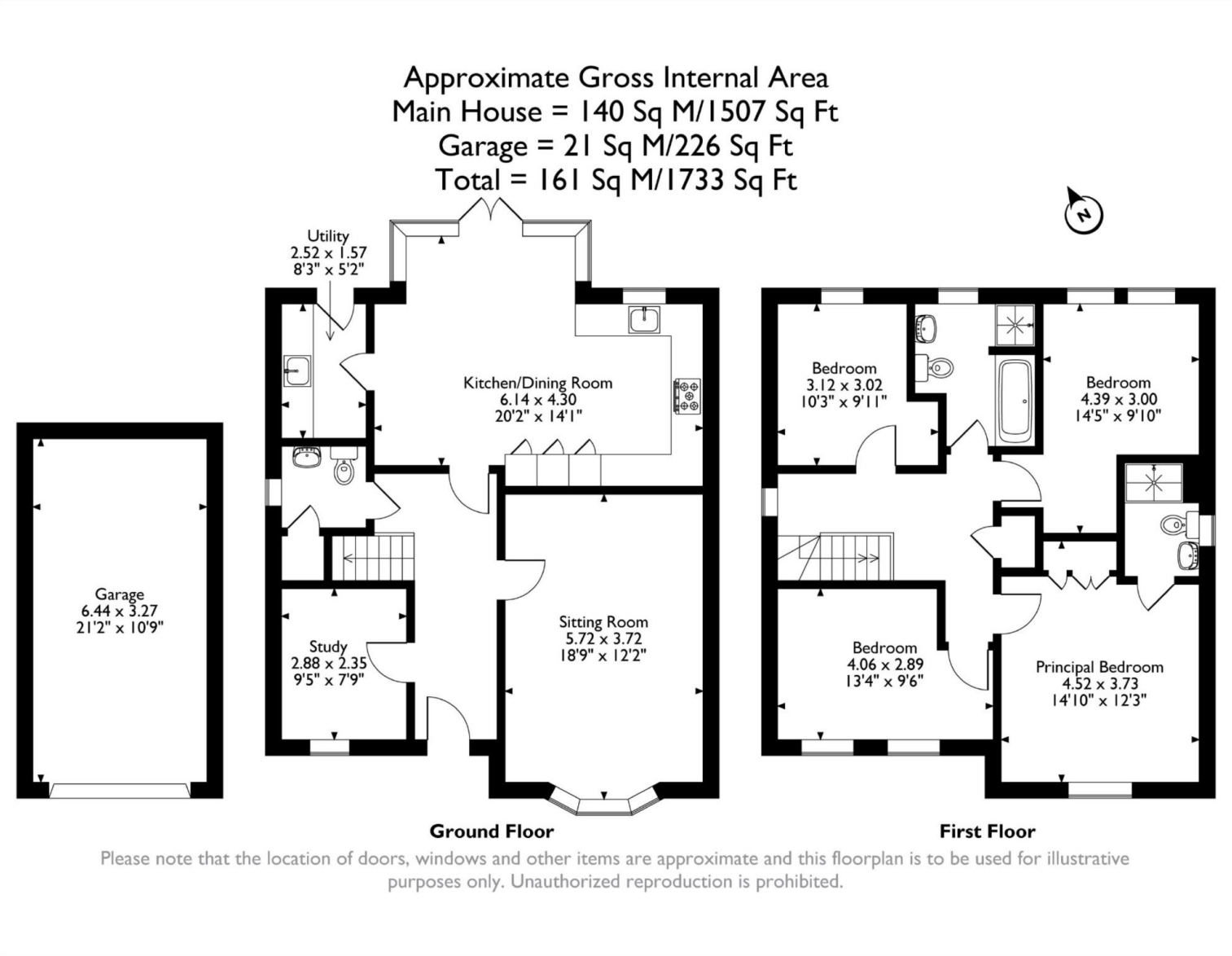


STEP INSIDE



As you step into this modern detached home, you're greeted by a spacious and welcoming hallway that sets the tone for the property. On the ground floor, the accommodation flows beautifully with three versatile reception rooms. The main living room is light-filled and inviting, offering the perfect place to relax as a family. A further reception room can be used as a snug, playroom, or home office, while the open plan kitchen/living space provides additional space for entertaining or hobbies.

At the heart of the home, the contemporary kitchen is fitted with ample worktops and storage space. It seamlessly opens into the dining area, with French doors leading directly out to the garden – a superb space for family meals and summer gatherings. A downstairs cloakroom and separate utility complete the ground floor, adding everyday practicality.



STEP OUTSIDE



The exterior enhances the home's appeal with its smart brick finish and landscaped front garden, complete with a central pathway leading to the front door. To the side, a garage with additional access provides practical storage or parking.

The enclosed rear garden offers a private and safe space for families, with a patio ideal for outdoor dining and barbecues, alongside a lawned area. This outdoor space balances relaxation and functionality, making it an excellent extension of the home.

INFORMATION

Postcode: GL18 1FH
Tenure: Freehold
Tax Band: E
Heating: Gas
Drainage: MAINS
EPC: B





DIRECTIONS

///DEPEND.DISTILLED.SMIRKS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		93
B (81-91)	85	
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-10)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

52 Broad Street, Ross-on-Wye, HR9 7DY
 01989 768484
 ross@archerandco.com
 www.archerandco.com



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.