



Merlin Nook
Newent



Merlin Nook Newent GL18

- A immaculately presented detached house • 4 bedrooms (1 en-suite) •
- Located in the sought-after historic town of Newent •
- Fabulous open plan kitchen and dining space • Utility room •
- Lovely lounge • Second reception room • Downstairs W.C. •
- Private rear lawned garden and patio area • Garage •
- Off road parking for 2 cars • Cul-de-sac quiet private road •

An immaculately presented family home in the lovely town of Newent

In summary, an immaculately presented detached modern family home with 4 bedrooms (1 en-suite), family bathroom, large lounge, second reception room, open plan kitchen and dining space, utility room, downstairs WC, private garden & patio areas, garage and off-street parking for 2 cars in the sought after town of Newent in Gloucestershire.

The convenient location affords easy access to Cheltenham, Gloucester, Bristol, Birmingham and Cardiff whilst being surrounded by some of the best countryside England has to offer.

Vendors' comments "Our home has been a wonderful family haven, offering a peaceful and welcoming environment in a great community. With a private south/southwest-facing garden, it is the perfect place to relax and enjoy the sunshine. The quiet location provides a real sense of tranquillity while still being within easy walking distance of excellent schools, local amenities, and open fields and farmland—ideal for family walks and outdoor activities. The house also benefits from ample storage, making it as practical as it is inviting."

This **fabulous detached family home** has private off road parking and a garage with side access to the rear garden. The property is positioned on a

private cul-de-sac road with lovely views and enjoys gas central heating with a lovely private garden and patio areas.

The **entrance hallway** welcomes you into this wonderful home, which guides you to the lounge, second reception room, WC and the kitchen & dining area. This space is bright and light with wooden dark wooden flooring.

The **lounge** is a spacious room which looks out to the front of the house with a large bay window to create a bright room. This lovely room has a feature fireplace surround with electric fire, and the floor is carpeted.

The **second reception room** is located opposite the lounge. This lovely room has wooden flooring and can be utilised as an office, study or playroom.

The **W.C.** is positioned at the bottom of the staircase, has a modern suite, brightly decorated with a large storage cupboard, a window and wooden flooring.

The **open plan kitchen and dining area** is a wonderful room with a sleek modern kitchen, lots of storage and worktop space, a gas hob, integrated dishwasher and fridge freezer. There is a large window looking out over the rear garden. The dining area

is large enough for a family dining table. There is a door to the utility room and direct access to the rear private garden and patio via the double patio doors. The wooden flooring flows from the hallway and is a light and bright spacious room.

The **utility room** is off the kitchen, with matching units to the kitchen. There is space for a washing machine and tumble dryer and has a sink. The room has a door to the rear garden, useful for kicking off muddy boots and drying the dog after a long walk.

The **landing** on the first floor guides you to the four bedrooms and family bathroom.

Bedroom 4 is positioned at the top of the stairs. This room is a good size and looks out over the rear garden with a large window. The floor is carpeted.

The **Primary bedroom** looks out over the front of the house with views of the fields. This large double bedroom has built-in wardrobes, a large window, carpeted floors and benefits from an en-suite shower room with an integrated shower, white toilet and basin, and tiled flooring.

The **family bathroom** has a white modern bathroom suite with a separate shower cubicle with a glass

panel. The walls are partly tiled, with a chrome towel radiator, a window and the floor is tiled.

Bedroom 3 is looks out to the rear garden. This large double bedroom has built-in wardrobes and double windows maximising the light to make this a very spacious room. The floor is carpeted.

Bedroom 3 is positioned at the front of the house. This double bedroom has double windows looking out over the green opposite and the floor is carpeted.

The **private driveway** is positioned at the side of the house and can accommodate 2 cars. This leads to the **garage** which is a good size, with electricity, and a side gate for direct access to the rear garden and patio.

The **rear garden & patio** is a lovely private space. There is a large garden shed, lawned garden area and paved patio - a great space for entertaining guests with a BBQ. There is side access to the side of the house and double patio doors with access from the kitchen and dining room, along with access into the utility room.

Sq ft size: 1621 approx sq ft. (not including garage)

Broadband connectivity: Full Fibre.

Mobile coverage: 4G / 5G voice & data.

Council Tax: E.

Tenure: Freehold.

Additional:

Gas central heating.

Loft storage space.

Private off-road parking for 2 cars & garage.

Service / Maintenance charge: £135.00 per annum.

House built by David Wilson 2022.

Private road in a quiet Cul-de-sac location.



LOCATION:

Perfectly situated in the sought-after historic town of Newent, Gloucestershire.

The beautiful town of Newent is situated in the county of Gloucestershire which is home to some of the finest countryside in England. The location is 4.5 miles south east of Ross-on-Wye.

The town is perfectly situated to access many major towns and cities. A short drive from Ledbury, Great Malvern and the city of Hereford and easy accessible to Worcester, Gloucester, Cheltenham, Bristol, Birmingham, Cardiff with the M50 close by.

The location is perfect for those who enjoy the countryside and all that nature offers, as well as a market town with so much to discover, explore and enjoy with some 50 independent shops, cafés and pubs, and being commutable to many popular locations.

ROSS-ON-WYE - 4.5 MILES
GLOUCESTER - 13 MILES
LEDBURY - 14 MILES
HEREFORD - 16 MILES
CHELTENHAM - 20 MILES
WORCESTER - 27 MILES
LEOMINSTER - 28 MILES
BIRMINGHAM - 51 MILES

All distances are approximate









































































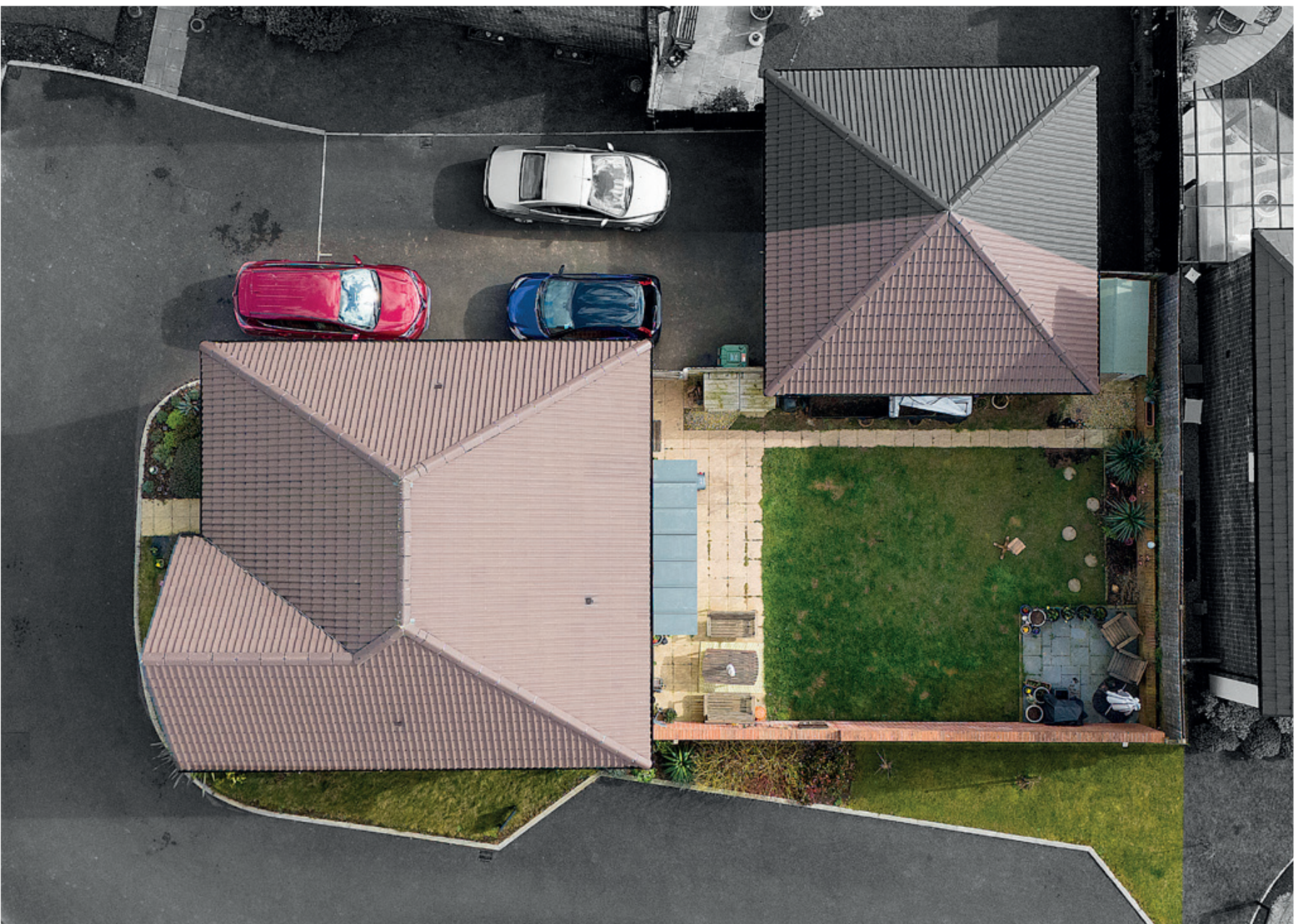










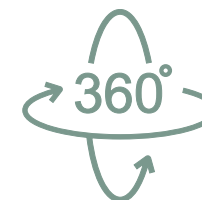


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Asking Price £450,000



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