



**48 Lakeside**  
**Newent GL18 1SZ**

**SG** | **STEVE GOOCH**  
ESTATE AGENTS | EST 1985

# 48 Lakeside

## Newent GL18 1SZ

Guide Price £625,000

**A BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED EXTENDED FAMILY HOME situated in the HIGHLY SOUGHT AFTER LOCATION OF LAKESIDE, BACKING ONTO NEWENT LAKE, FIVE RECEPTIONS, EN-SUITE TO MASTER BEDROOM, MATURE GARDENS, DOUBLE GARAGE and OFF ROAD PARKING, all being offered with NO ONWARD CHAIN.**

Newent itself offers a range of shops, supermarkets, a primary and secondary school, churches of various denominations, health, sports and community centres and library. Sporting and leisure facilities within the area include a choice of golf clubs, various forms of shooting and fishing, a dry ski slope, and active sporting teams such as football, rugby and cricket.

The bustling cathedral city of Gloucester is approximately 10 miles distance and the Cheltenham Spa town (the home of the Cheltenham Festival and Gold Cup) approximately 17 miles distance for more comprehensive facilities. The historic market towns of Ross-on-Wye, Ledbury and Monmouth are all within easy driving distance and the idyllic and picturesque villages within The Cotswolds are also a must to explore!

With a choice of many countryside walks including the renowned May Hill and The Malvern Hills, and the Forest of Dean with its sprawling woodlands and outdoor activities, the River Wye with all its water activities, all too within easy driving distance, the property is ideally situated and caters for all.

There are a wide choice of schools available with local primary and secondary schools in Newent and independent schools in Malvern, Monmouth, Cheltenham and Gloucester.

Access can be gained to the M50 motorway (junction 3) approximately 3.5 miles away. The M50 connects you to the M5 motorway linking Midlands, North and South. The M50 takes you to Wales, Monmouth and Cardiff. Train Stations with access to all major cities including London can be found at Ledbury and Gloucester.



Enter the property via composite double glazed front door with double glazed side panels into:

### **ENTRANCE HALL**

**12'6 x 7'8 (3.81m x 2.34m)**

Stairs leading off, open under stairs storage area, thermostat control, double radiator.

### **CLOAKROOM**

**7'3 x 3'5 (2.21m x 1.04m)**

WC, vanity wash hand basin with mixer tap and cupboard below, single radiator, extractor fan.

### **LOUNGE**

**23'2 x 11'8 (7.06m x 3.56m)**

Living flame gas fireplace, two double radiators, television point, coved ceiling, front aspect bay window, large rear aspect picture window with views over Newent Lake. Door to:

### **SNUG**

**8'3 x 8'8 (2.51m x 2.64m)**

Double radiator, rear aspect sliding doors with lovely views over Newent Lake. Archway through to:

### **KITCHEN**

**11'3 x 8'9 (3.43m x 2.67m)**

Modern fitted kitchen with a range of base and wall mounted units with laminated worktops and splashbacks, integrated double oven, four ring NEFF induction hob and extractor fan over, plumbing for dishwasher, inset spotlighting, Worcester Greenstar gas-fired boiler, rear aspect window overlooking Newent Lake.

### **UTILITY**

**12'6 x 8'9 (3.81m x 2.67m)**

Single drainer stainless steel sink unit, base units with laminated worktops and tiled splashbacks, plumbing for washing machine, space for tumble dryer, three further under counter appliances, inset spotlighting, half glazed UPVC door leading to the gardens, rear aspect window with lovely views over Newent Lake. A half glazed door to the front, provides access to a canopied porch area with patio pathway and front gated access to the driveway. From this area, a half glazed door leads to the garage.





## DINING ROOM

15'9 x 11'4 (4.80m x 3.45m)

Double radiator, range of built-in storage and shelving units, dimmer switch light, front aspect window.

## BREAKFAST ROOM

12'7 x 12'5 (3.84m x 3.78m)

Double radiator, built-in storage cupboards and wine rack, inset spotlighting, telephone point, rear aspect windows and double opening French doors into:

## CONSERVATORY

12'3 x 11'4 (3.73m x 3.45m)

Lower brick, upper UPVC double glazed construction with opaque polycarbonate roof and top openers, power points, lighting, electric room heater, side aspect French doors to patio and gardens.



## DOUBLE GARAGE

16'3 x 16'7 (4.95m x 5.05m)

Accessed via electric up and over door, roof storage space, power and lighting.

FROM THE ENTRANCE HALL, STAIRS LEAD TO THE FIRST FLOOR.

## LANDING

Single radiator, access to roof space.

## MASTER BEDROOM

14'6 x 11'0 (16'6 max measurements) (4.42m x 3.35m (5.03m max measurements))

Full width built-in triple wardrobes, airing cupboard with hot water tank, thermostat controls, spotlighting, single radiator, two front aspect windows.

## EN-SUITE

9'6 x 6'0 (2.90m x 1.83m)

Modern full width walk-in shower cubicle with Mira Element shower system, WC, vanity wash hand basin with cupboard below, double radiator, tiled splashbacks, inset spotlighting, shaver light point, side aspect frosted window.

## BEDROOM 2

13'8 x 12'11 (4.17m x 3.94m)

Built-in double wardrobes, single radiator, front aspect bay window.

### BEDROOM 3

9'9 x 9'2 (2.97m x 2.79m)

Single radiator, rear aspect window offering lovely views over Newent Lake.

### BEDROOM 4

9'8 x 7'3 (2.95m x 2.21m)

Single radiator, rear aspect window with lovely views over Newent Lake.

### BATHROOM

8'8 x 5'9 (2.64m x 1.75m)

White suite comprising panelled bath with Mira Element shower system over, WC, vanity wash hand basin with mixer tap and cupboards below, chrome heated towel rail, fully tiled walls, inset spotlighting, rear aspect frosted window.

### OUTSIDE

To the front of the property is a block paved driveway providing off road parking for two to three vehicles, brick edged borders planted with mature hedging. The rest of the front gardens are laid to lawn with patio pathway and pedestrian side gated access. The rear gardens have a wooden built garden shed, patio seating area, outside lighting and water tap, steps leading down to the lower part of the gardens which are laid to lawn with further patio seating areas and mature planted borders with flowers, trees, shrubs and bushes. The gardens are enclosed by wood panelled fencing and offer a lovely view over Newent Lake.

### SERVICES

Mains water, electricity, gas and drainage.

### MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

### WATER RATES

Severn Trent - to be confirmed.





## LOCAL AUTHORITY

Council Tax Band: E  
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

## TENURE

Freehold.

## VIEWING

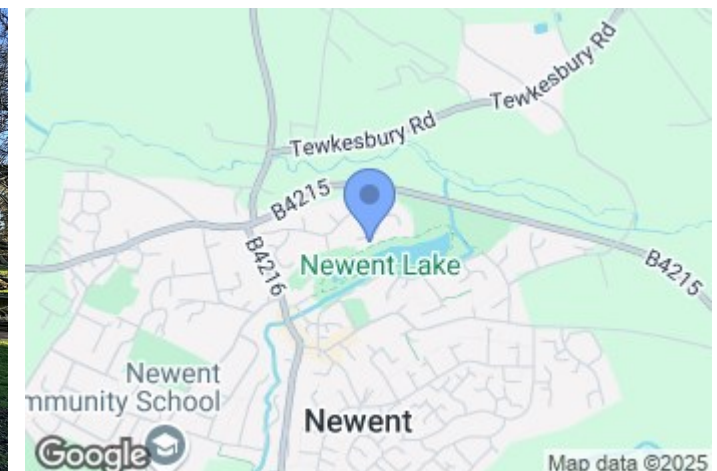
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

## DIRECTIONS

From our Newent office, proceed up the High Street, turning right before the traffic lights into Lakeside where the property can be found towards the end of the cul-de-sac, branching round to the right and the property will be found on the left hand side as indicated by our 'For Sale' board.

## PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



GROUND FLOOR



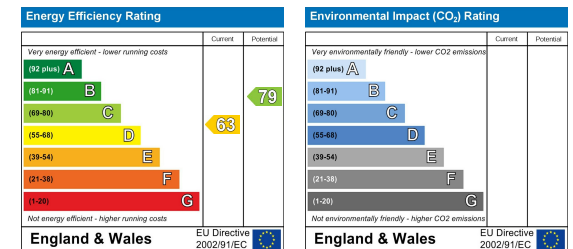
1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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