



57 Lakeside  
Newent GL18 1SZ



STEVE GOOCH  
ESTATE AGENTS | EST 1985

## Guide Price £385,000

A RARE OPPORTUNITY TO ACQUIRE A THREE BEDROOM DETACHED BUNGALOW situated in a HIGHLY SOUGHT AFTER LOCATION, MODERN KITCHEN AND SHOWER ROOM, LARGE DRIVEWAY with GARAGE, GENEROUS ENCLOSED GARDENS, 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 double glazed wooden front door into:

### ENTRANCE HALL

6'0 x 4'6 (1.83m x 1.37m)

Engineered oak flooring, single radiator.

### KITCHEN

8'6 x 7'6 (2.59m x 2.29m)

Re-fitted to comprise a range of base and wall mounted units with wooden worktops and tiled splashbacks, integrated oven with four ring gas hob and extractor fan over, integrated tall fridge / freezer, plumbing for washing machine, single radiator, inset spotlighting, side aspect window.

### BEDROOM 3 / STUDY

8'6 x 7'0 (2.59m x 2.13m)

Single radiator, rear aspect window overlooking the gardens.

### LOUNGE / DINER

21'9 x 11'1 (6.63m x 3.38m)

Engineered oak flooring, two radiators, thermostat control, wall light fittings, rear aspect bay window, side aspect door to patio and gardens.

### INNER HALLWAY

Access to roof space, door to airing cupboard with Glow Worm gas-fired boiler supplying hot water and central heating, slatted shelving and storage space.

### BEDROOM 1

14'2 x 10'4 (4.32m x 3.15m)

Range of built-in bedroom furniture, single radiator, front aspect window.

### BEDROOM 2

10'8 x 9'4 (3.25m x 2.84m)

Single radiator, front aspect window, side aspect frosted window.

### SHOWER ROOM

6'4 x 5'5 (1.93m x 1.65m)

Re-fitted to comprise walk-in double shower cubicle with inset shower system, glazed screen, laminate splashbacks, built-in WC and wash hand basin with cupboards above and below, single radiator, side aspect frosted window.

### OUTSIDE

To the front of the property, a tarmac driveway provides off road parking for four to five vehicles with the front garden area laid to lawn, outside water tap. There is a large, private patio seating area to the side of the property, with patio leading to the rear gardens which comprise of a further patio seating area, outside lighting, flat gardens laid to lawn with concrete pad at the rear, wooden garden shed, gravelled area, enclosed by mature hedging and fencing. The gardens are westerly facing, offer good levels of privacy and measure in excess of 50' in length.

### DETACHED SINGLE GARAGE

Accessed via up and over door, side aspect frosted window, UPVC double glazed personal door to the side from the garden.

### SERVICES

Mains water, electric, 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: D

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

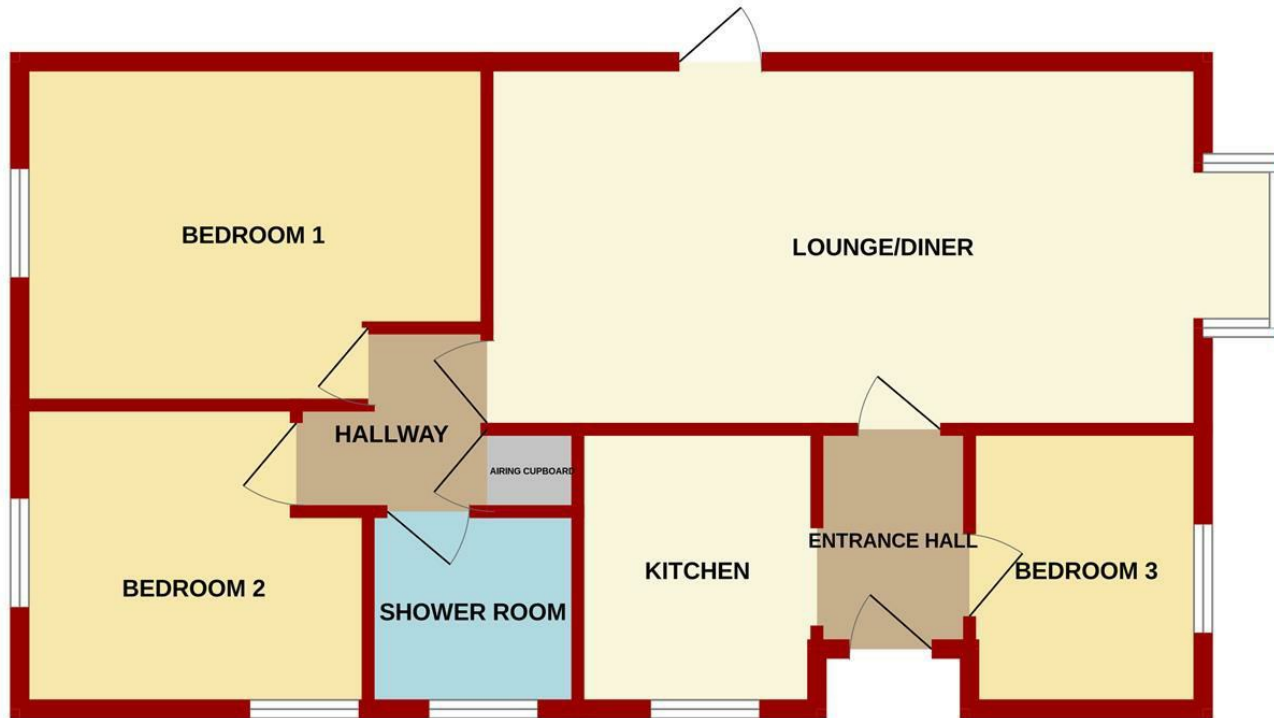
From Newent proceed along the High Street towards the traffic lights and turn right into Lakeside. Proceed along here and the property can be found on the right hand side as marked by our 'For Sale' board.

### PROPERTY SURVEYS

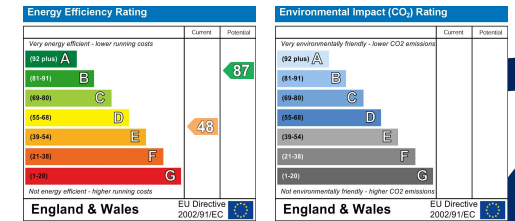
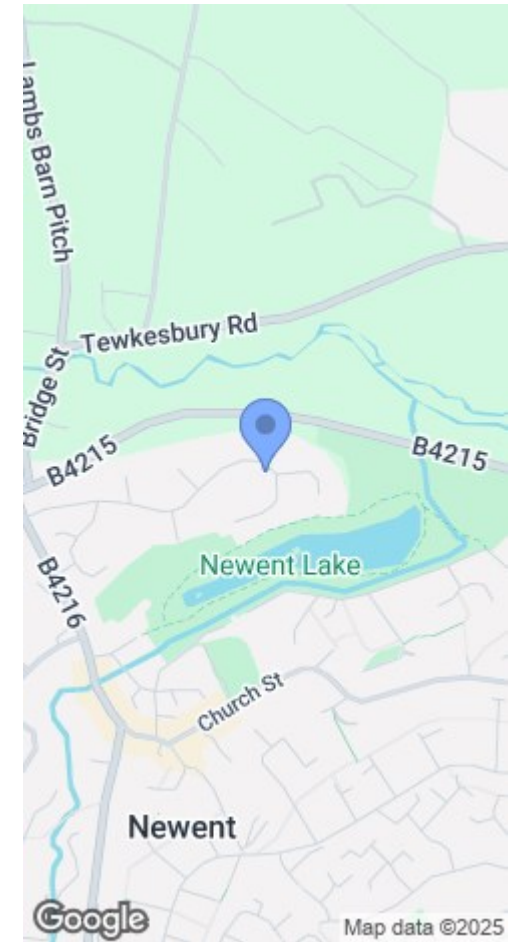
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



# GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2025



## MISREPRESENTATION DISCLAIMER

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.



4 High Street, Newent, Gloucestershire. GL18 1AN | (01531) 820844 | newent@stevegooch.co.uk | www.stevegooch.co.uk

Residential Sales | Residential Lettings | Auctions | Surveys