



16 Lakeside  
Newent GL18 1SZ

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

# Guide Price £369,950

A GREATLY EXTENDED THREE BEDROOM DETACHED BUNGALOW in the HIGHLY SOUGHT AFTER LAKESIDE LOCATION, CLOSE TO NEWENT TOWN CENTRE, with MASTER EN-SUITE, GENEROUS LOW MAINTENANCE CORNER PLOT, 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 UPVC double glazed front door into:

#### **ENTRANCE HALL**

Single radiator, access to roof space, door to airing cupboard with slatted shelving and storage space.

#### **LOUNGE / DINER (L SHAPED)**

**16'2 x 11'2 / 8'9 x 8'3 (4.93m x 3.40m / 2.67m x 2.51m)**

The lounge has a feature living flame gas fire, single radiator, TV point, telephone point, front aspect bay window.

The dining area has a double radiator, glazed rear door to inner hallway and archway through to:

#### **KITCHEN**

**8'0 x 7'3 (2.44m x 2.21m)**

Range of modern base and wall mounted units with laminated worktops and tiled splashbacks, integrated electric oven with four ring electric hob and extractor fan over, space for under counter fridge, one and a half bowl Belfast sink with mixer tap, Worcester gas-fired boiler supplying the hot water and central heating, rear aspect window.

#### **INNER HALLWAY**

**20'3 x 2'9 (6.17m x 0.84m)**

Mandarin stone tiled flooring, light tube, half glazed UPVC door through to the gardens, arched opening into:

#### **UTILITY ROOM**

**10'8 x 7'4 (3.25m x 2.24m)**

Mandarin stone tiled floor, single drainer stainless steel sink unit with mixer tap, base and wall mounted units with wooden worktops and tiled splashbacks, plumbing for washing machine, inset spotlighting, thermostat control, under floor heating (to be confirmed), door to additional storage cupboard / pantry, Velux roof light. The utility also has a front door which provides alternate access.

FROM THE INNER HALLWAY, AN ARCHED OPENING LEADS INTO:

#### **SUN ROOM / SECOND SITTING ROOM**

**14'0 x 9'3 (4.27m x 2.82m)**

Vaulted ceiling with Velux roof light, Mandarin stone tiled floor, full height rear aspect windows, double opening French doors to patio and gardens, thermostat control, under floor heating (to be confirmed), sliding doors into:

#### **MASTER BEDROOM**

**12'3 x 10'6 (3.73m x 3.20m)**

Alternatively accessed from the inner hallway, double radiator, tiled floor, door to walk-in wardrobe with hanging rail and storage space, rear aspect frosted window. Louvre doors into additional double wardrobe with hanging rail and storage space, thermostat, under floor heating (to be confirmed). Glazed wooden door into:

#### **WET ROOM**

**7'4 x 6'7 (2.24m x 2.01m)**

Inset overhead and detachable shower system with Mandarin stone tiled floor, tiled splashbacks, bidet, WC, marble wash hand basin with mixer tap, shelving, cupboards and storage space, chrome heated towel rail, vaulted ceiling with inset spotlighting and extractor fan, rear aspect window.

FROM THE MAIN ENTRANCE HALLWAY, DOOR TO:

#### **BEDROOM 2**

**11'6 x 10'7 (3.51m x 3.23m)**

Single radiator, built-in bedroom furniture, front aspect window.

#### **BEDROOM 3**

**8'5 x 7'4 (2.57m x 2.24m)**

Single radiator, rear aspect window.

#### **BATHROOM**

**7'2 x 5'7 (2.18m x 1.70m)**

Disability bath with seat, mixer tap, shower detachment, shelving, storage space, wash hand basin, WC, tiled flooring, tiled splashbacks, single radiator, two rear aspect frosted windows.

#### **OUTSIDE**

To the front of the property, a tarmac driveway provides off road parking for two vehicles with a car port area and side access to the rear gardens. The front gardens are laid to lawn with pathway to the front door, mature Laurel hedging, gated access to the other side of the gardens. The property occupies a generous corner plot with side gardens having been designed and landscaped with low maintenance in mind. There are large gravelled areas and purple slate borders with beds planted with shrubs and bushes, mature trees, enclosed by mature Laurel hedging. A patio pathway leads to the main side and rear gardens which are laid to lawn with wooden built garden shed, gravelled seating area to the rear, raised patio, outside lighting and water tap. The gardens offer complete privacy and are enclosed by wood panel fencing to the side and rear.

#### **AGENT'S NOTE**

Probate is yet to be applied for.

#### **SERVICES**

Mains water, drainage, electricity and gas.

#### **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.

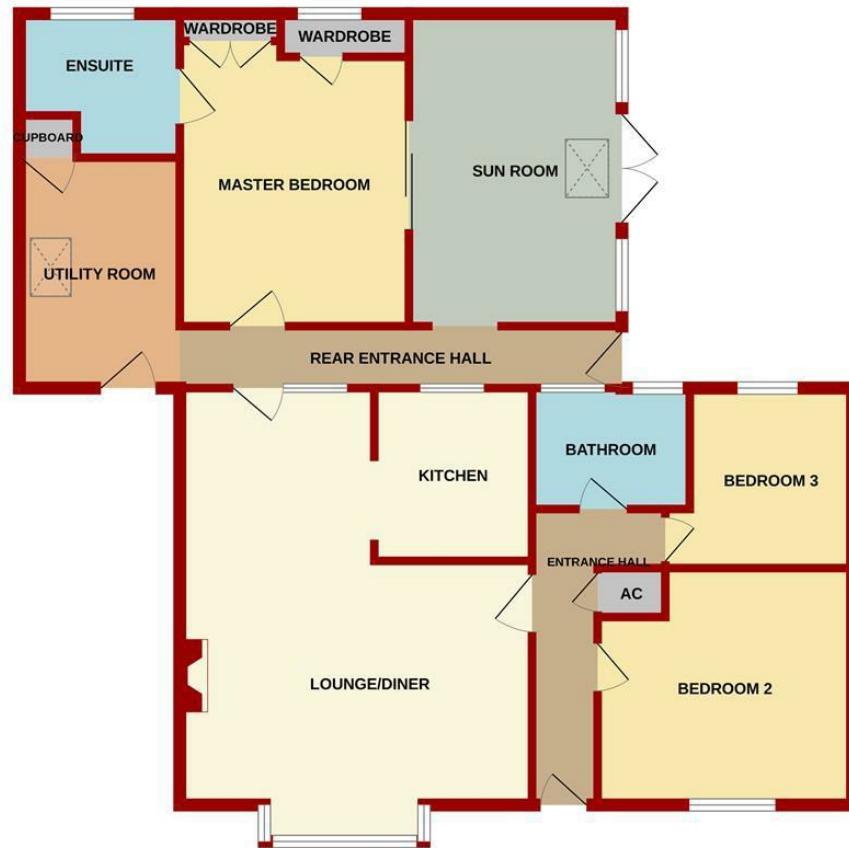
#### **DIRECTIONS**

From our Newent office, proceed up the High Street, turning right before the traffic lights into Lakeside, continue along taking the second left hand turning where the property can be found immediately on your right hand side.

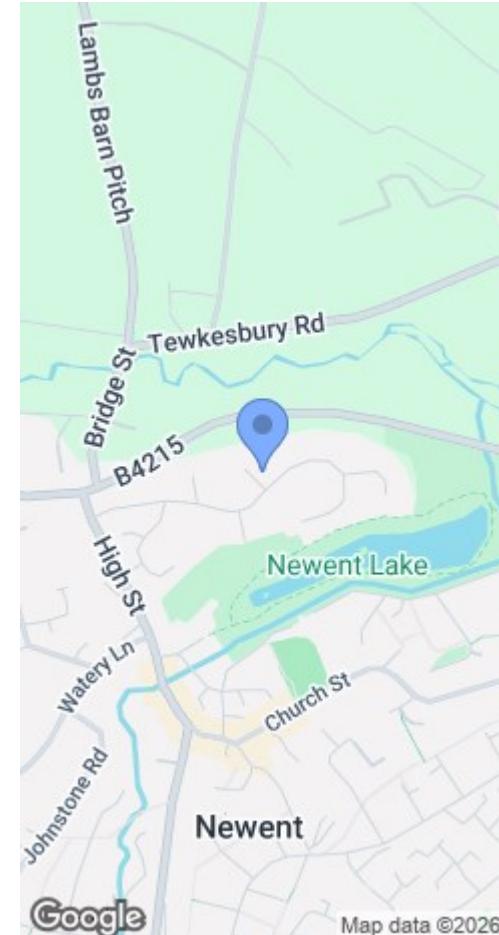
#### **PROPERTY SURVEYS**

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.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Current	Projected
Very energy efficient - lower running costs (92 plus)	A	Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A
(91-91)	B	(91-91)	B
(89-89)	C	(89-89)	C
(87-88)	D	(87-88)	D
(85-86)	E	(85-86)	E
(83-84)	F	(83-84)	F
(81-82)	G	(81-82)	G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
(1-20)		EU Directive 2002/91/EC	
England & Wales		EU Directive 2002/91/EC	
England & Wales		EU Directive 2002/91/EC	

### 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.



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