



Amberwood Culver Street
Newent GL18 1JA



STEVE GOOCH
ESTATE AGENTS | EST 1985

£475,000

A SPACIOUS, VERSATILE and INDIVIDUAL FOUR / FIVE DOUBLE BEDROOM DETACHED FAMILY HOME having THREE RECEPTIONS plus CONSERVATORY, MASTER BEDROOM with EN-SUITE located in a HIGHLY POPULAR LOCATION on the OUTSKIRTS of NEWENT OFFERING MUCH POTENTIAL.

Newent offers a range of shops, supermarkets, 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.

For the commuter access can be gained to the M50 motorway (junction 3) approximately 3.5 miles away for connection with the M5 motorway, linking up the Midlands, and the North, Wales and the South.





ENTRANCE PORCH

Via a UPVC double glazed front door with side aspect window, shoe and coat storage area, UPVC double glazed door leading to:

CONVERTED GARAGE / BEDROOM 3

17'08 x 8'11 (5.38m x 2.72m)

Power points, double radiator, front and side aspect windows, front aspect door providing alternate access (possible annexe use), door to boiler cupboard housing Worcester gas-fired boiler.

ENTRANCE HALL

Stairs leading to the first floor, under stairs storage area, single radiator, power points, coved ceiling, Hive heating controls.

CLOAKROOM

Low-level WC, vanity wash hand basin with cupboard below, tiled splashbacks, single radiator, coved ceiling.

LOUNGE

19'05 x 11'11 (5.92m x 3.63m)

Stone fireplace, power points, single radiator, dimmer switch lighting, wall light fittings, TV point, double glazed sliding doors to the rear patio and gardens, wooden French doors leading to:

CONSERVATORY

13'02 x 10'07 (4.01m x 3.23m)

Part brick construction with UPVC double glazed windows, poly carbonate roof, tiled floor, power points, single radiator, side and rear aspect windows, UPVC double glazed French doors leading to the patio and gardens.

DINING ROOM

12'00 x 9'09 (3.66m x 2.97m)

Power points, telephone point, single radiator, coved ceiling, front aspect window.

STUDY

9'11 x 7'07 (3.02m x 2.31m)

Power points, single radiator, artex and coved ceiling, side aspect window.

KITCHEN

11'11 x 9'08 (3.63m x 2.95m)

One and a half bowl stainless steel sink unit with mixer tap above, a range of base and wall mounted units with laminated worktops and tiled splashbacks, Rangemaster

stainless steel range oven with five ring gas hob, hot plate and wok area, plumbing for dishwasher, space for fridge / freezer, breakfast bar area, power points, single radiator, spot lighting, rear aspect window.

UTILITY ROOM

8'10 x 6'00 (2.69m x 1.83m)

Single drainer stainless steel sink unit with mixer tap, base and wall mounted units with laminated worktops and tiled splashbacks, plumbing for washing machine, space for further appliance, UPVC double glazed side door leading to the garden.

FROM THE ENTRANCE HALL, A TURNING STAIRCASE LEADS TO THE FIRST FLOOR.

LANDING

Power points, single radiator, access to roof space, artex and coved ceiling, door to airing cupboard housing lagged hot water tank with slatted shelving and storage space, side and front aspect windows.

MASTER BEDROOM

19'05 x 12'00 (5.92m x 3.66m)

Built-in double wardrobes, power points, single radiator, coved ceiling, spot lighting, rear aspect window offering pleasant elevated views over gardens and neighbouring fields and countryside, towards May Hill.

EN-SUITE BATHROOM

Double shower cubicle with electric shower, tiled splashbacks, low-level WC, pedestal wash hand basin, chrome heated towel rail, shaver point and light, side aspect frosted window.

BEDROOM 2

12'00 x 9'09 (3.66m x 2.97m)

Power points, single radiator, artex and coved ceiling, rear aspect window offering pleasant views over the garden and surrounding fields and countryside. Personal door leads to the family bathroom.

BEDROOM 4

12'00 x 9'11 (3.66m x 3.02m)

Power points, single radiator, built-in wardrobe units, artex and coved ceiling, front and rear aspect windows offering pleasant elevated views.

BEDROOM 5

12'01 x 8'02 (3.68m x 2.49m)

Power points, single radiator, front aspect window offering a pleasant outlook.

BATHROOM

White suite comprising panelled bath with mixer tap and separate shower unit over, low-level WC, pedestal wash hand basin with mixer tap, chrome heated towel rail, medicine cabinet, shaver point, spot light, personal door to bedroom 3, side aspect frosted window.

OUTSIDE

To the front of the property, a five bar wooden gate leads to a gravelled driveway with PARKING AND TURNING AREA FOR THREE VEHICLES. This leads to two sets of double opening wooden gates to a further enclosed gravelled parking area. The front gardens are enclosed by brick walling. A pedestrian side gate gives access to the front garden areas which are mainly laid to lawn with a further wooden pedestrian gate providing side access to the rear. The rest of the gardens are planted with flowers, trees, shrubs and bushes.

Gated access to either side of the house leads to the rear gardens which are mainly laid to lawn with mature borders planted with flowers, trees, shrubs and bushes and is enclosed by hedging and fencing making it very private. There is an outside water tap, wooden storage shed, patio seating area. There is also a summer house, with storage area, to the very rear of the garden.

SERVICES

Mains water, electricity, gas and drainage.

WATER RATES

Severn Trent - to be advised.

LOCAL AUTHORITY

Council Tax Band: F

Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE

Freehold.

VIEWING

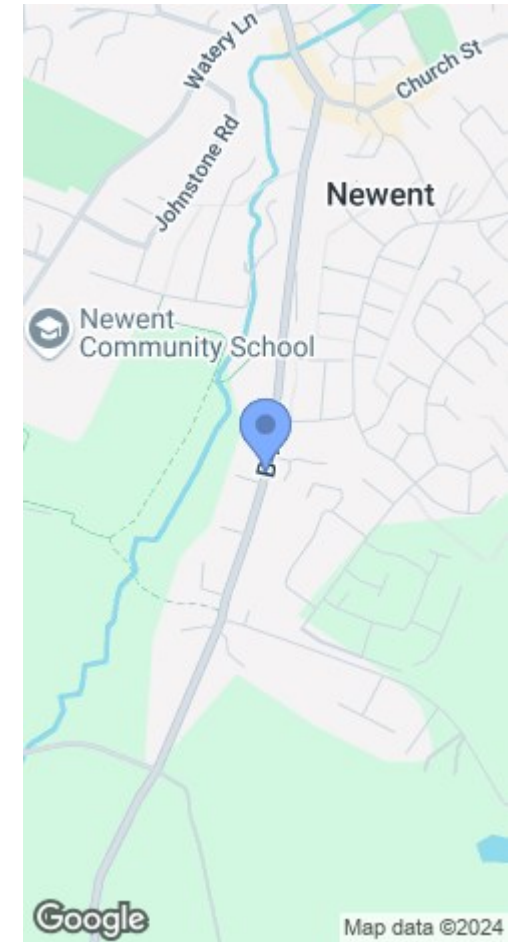
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From our Newent office, proceed into town turning right into Culver Street, follow the road where the property will be located on the right hand side as marked by our for sale board, just before Cherry Bank.



Amberwood, Culver Street, Newent, Gloucestershire
 Approximate Gross Internal Area
 176 Sq M/1895 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(81 plus) A		
(81-91) B			(69-80) B		
(69-80) C			(55-68) C		
(55-68) D			(39-54) D		
(39-54) E			(21-38) E		
(21-38) F			(1-20) F		
(1-20) G			Not environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

Energy Efficiency Rating: **60** (Current), **71** (Potential)

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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