



25 Lakeside
Newent GL18 1SZ



STEVE GOOCH
ESTATE AGENTS | EST 1985

Guide Price £335,000

LARGELY EXTENDED THREE BEDROOM SEMI DETACHED HOUSE with a SUBSTANTIAL SUN ROOM to the rear, LOVELY MATURE GARDENS to the front and rear with GOOD SIZED OUTBUILDINGS.

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 M5 takes you to Wales, Monmouth and Cardiff. Train Stations with access to all major cities including London can be found at Ledbury and Gloucester.

Benefits include GAS FIRED CENTRAL HEATING, UPVC DOUBLE GLAZING AND OFF ROAD PARKING.





ENTRANCE PORCH

Via half glazed frosted door, storage and hanging space, access to roof space, front aspect window. Door to:

LOUNGE

13'06 x 12'07 (4.11m x 3.84m)

Feature fireplace with timber surround, raised hearth, double radiator, laminate flooring, wood panelling to dado height, stairs to the first floor, front aspect window overlooking the gardens. Opening through to:

DINING ROOM

10'09 x 8'03 (3.28m x 2.51m)

Double radiator, laminate flooring, wood panelling to dado height. Three quarter glazed doors through to:

SUBSTANTIAL SUN ROOM

24'04 x 9'08 (7.42m x 2.95m)

Double radiator, private outlook over the gardens, double doors to utility, fully glazed french doors to the private rear garden.

KITCHEN

10'08 x 7'04 (3.25m x 2.24m)

Single drainer sink unit, mixer tap, cupboard under, range of base and wall mounted units, integrated electric double oven, cupboard above and below, four ring induction hob, cooker hood above, fitted water softener, plumbing for dishwasher, rear aspect window. Opening through to:

UTILITY AREA

12'00 x 8'05 (3.66m x 2.57m)

(Incorporating the Cloakroom) Built-in double cupboard, double radiator, half glazed upvc door to the side covered walkway. Door to:

CLOAKROOM

White suite comprising close coupled w.c., wash hand basin, single radiator, plumbing for automatic washing machine, space for tumble dryer, wall mounted double cupboards, side aspect frosted window.

FORMER GARAGE/STUDY

15'09 x 7'08 (4.80m x 2.34m)

Double radiator, wash hand basin with tiled splashback and mirror over, wall mounted gas fired central heating and domestic hot water boiler, access to roof space, side aspect window.

FROM THE LOUNGE, STAIRS LEAD TO THE FIRST FLOOR:

LANDING

Airing cupboard with hot water tank and slatted shelving, access to insulated roof space, side aspect window.

BEDROOM 1

12'10 x 8'06 (3.91m x 2.59m)

Large fitted full height wardrobe with hanging rail and shelving, mirror faced sliding doors, single radiator, front aspect window.

BEDROOM 2

9'06 x 9'05 (2.90m x 2.87m)

Single radiator, full height built-in mirror faced wardrobes with hanging rail and shelving, rear aspect window with a lovely private outlook.

BEDROOM 3

9'00 x 7'02 (2.74m x 2.18m)

Built-in cupboard over the stairs, single radiator, front aspect window.

BATHROOM

White suite comprising modern panelled bath with electric shower over, tiled surround, close coupled w.c., pedestal wash hand basin, single radiator, rear aspect frosted window.

OUTSIDE

Tarmac driveway suitable for PARKING TWO VEHICLES leads to the GARAGE (currently the Study, could be changed back if required) via up and over door. There is a pathway to the front door, lawned area, mature flowers borders surrounding, outside lighting.

Pathway to the side and half glazed door gives access to a PORCH COVERED STORE 12'04 x 4'06 (3.76m x 1.37m) with outside tap, door to Utility, lighting and half glazed door to the rear garden.

There is a private, mature rear garden 60' x 35' approximately with paved patio area, lawned area, flower beds and borders, mature shrubs, cultivated vegetable produce area, GREENHOUSE 8'07 x 6 (2.62m x 1.83m) with power and lighting, SUMMER HOUSE 13'08 x 11'06 (4.17m x 3.51m) accessed via three quarter glazed double doors, power and lighting. Towards the end of the garden, a gateway and steps down give access to a further area of garden with mature hedging, wooden garden shed, further hedging surround.

There is a fitted irrigation system in the front and rear gardens with automatic timers.

SERVICES

Mains water, electricity, gas and drainage.
Solar Panels - approximately £300 per annum plus free hot water in the summer.
Fibre Broadband available in the road - Virgin.

WATER RATES

Metered supply.

LOCAL AUTHORITY

Council Tax Band: C
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.

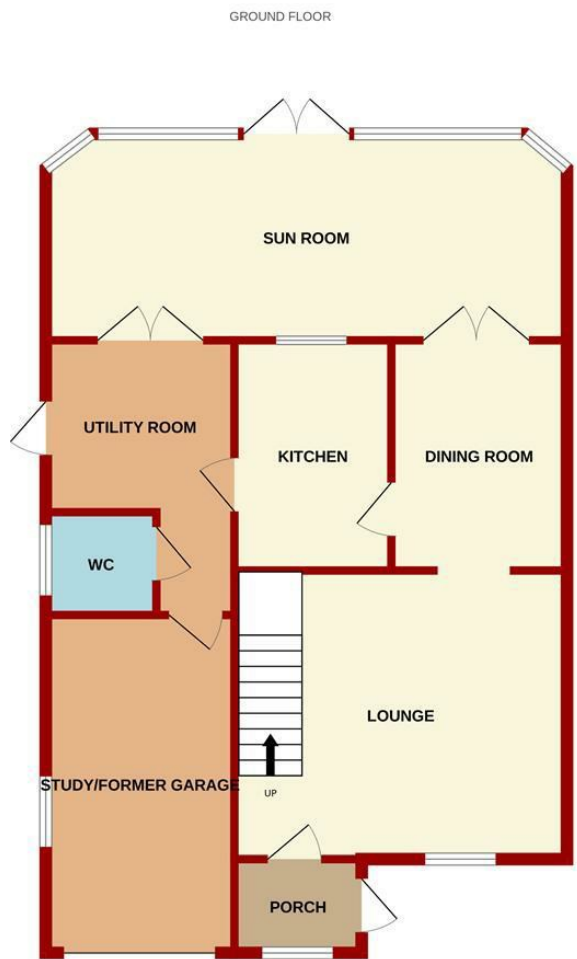
DIRECTIONS

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 left hand side.

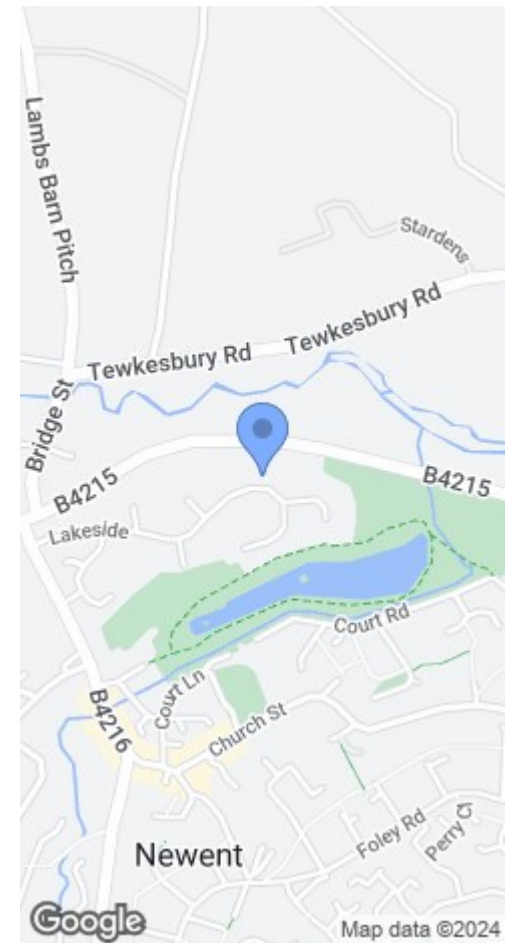
PROPERTY SURVEYS

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





Measurements are approximate. Not to scale. Illustrative purposes only.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		83	85
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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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