



Lakeside, Newent GL18 1SZ
Guide Price £360,000



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• Large, private garden • Ample parking • Wood burner • Lakeside location • Close to amenities • EPC C75 • Council Tax D • Freehold



1 High Street, Newent, GL18 1AN

01531 828970

newent@naylorpowell.com

www.naylorpowell.com

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Entrance porch

Coat hanging space and door leading into

Living room

Feature wood burning stove with slate plinth, window to front aspect, door leading to stairs and double doors into

Family/dining room

A light and spacious room with tiled flooring, window to rear, sliding doors into conservatory and archway opening into

Kitchen

Well appointed with a range of base and wall mounted units with worktops, central island with breakfast bar, integrated dishwasher, fridge/freezer, oven and electric hob. There is a window to the side aspect and folding doors giving access to and views over rear garden. There is also a door into the garage from the kitchen.

Conservatory

Accessed via family room and has double doors to garden.

Garage

Ideal for storage with power, lighting and up and over door to the front.

WC

Low level WC and wash hand basin.

Bedroom one

Window to rear aspect with view over garden and tree canopy beyond

Bedroom two

Front aspect window and built in storage.

Bedroom three

Rear aspect window and recess for wardrobe.

Bedroom four

Over stairs storage and window to front aspect.

Family bathroom

White suite comprising panelled bath with shower over, WC and wash hand basin. Frosted window to rear.

Outside

To the front is a part gravelled and part tarmac driveway with parking for 3/4 vehicles leading to garage. Gated side access leads around to the private rear garden which is split over three levels. The first level is mainly laid to lawn with well stocked mature beds and borders. There is a patio area off the kitchen and a summer house towards the back. Steps lead down to secluded patio area ideal for BBQ's and alfresco dining with garden shed. Further steps leads down to an additional timber built outbuilding currently used as games rooms and offering versatile space with power connected.

Material Information

Tenure: Freehold

Council tax band: D

Local Authority & rates: Forest of Dean District Council - £2288.72 (2024/2025)

Electricity supply: mains

Water supply: mains

Sewerage: mains

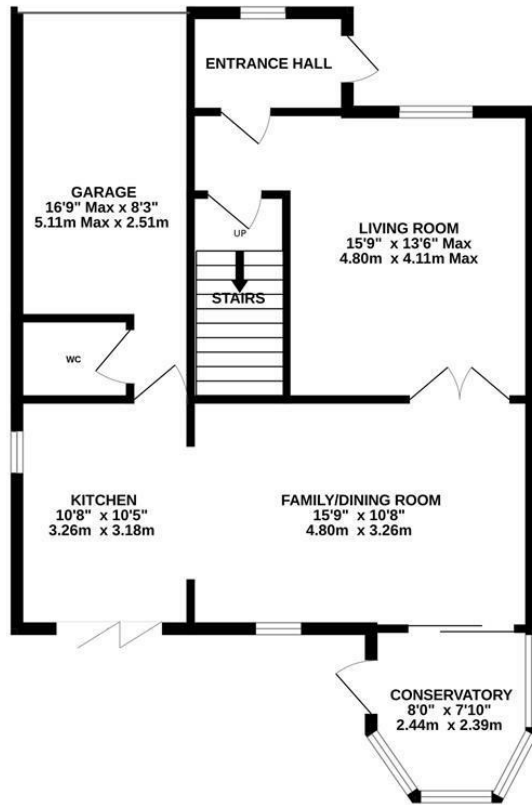
Heating: gas

Broadband speed: Basic 16 Mbps Superfast 52 Mbps

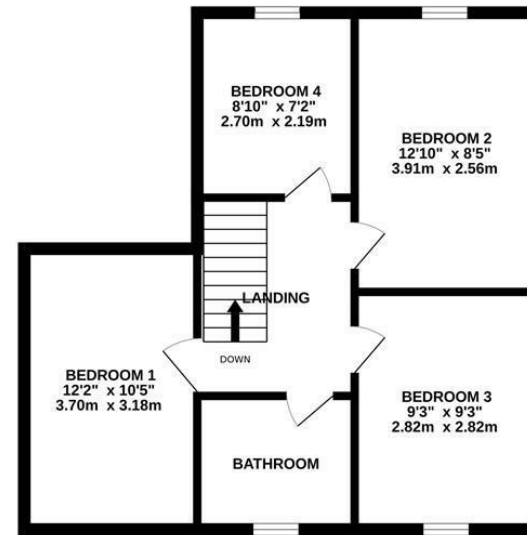
Mobile phone coverage: EE, Vodafone, Three, O2



GROUND FLOOR



1ST FLOOR



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