



22 Coopers Way, Newent GL18 1TJ
£385,000



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• Extended family home • Solar panels • Versatile accommodation • Off road parking • Edge of town location • EPC C74 , Council tax D



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£385,000

Entrance porch

Accessed via UPVC door, handy cloaks hanging space, window to front aspect, door into

Entrance hall

Stairs leading up to first floor, doors leading off

WC

WC and wash basin.

Living room

Window to the front aspect

Family room

Formerly the garage, the family room offers versatility as further reception room and has a window to front aspect and door leading out to the side of the home.

Kitchen/diner

Well appointed and modern kitchen with a range of base and wall mounted units, worktops with breakfast bar at the one end. One and half bowl stainless steel sink. Built in appliances to include, fridge/freezer, dishwasher, oven and hob. There is a window to the rear aspect and ample space for dining.

Utility room

Base mounted units with sink over. Plumbing for washing machine. Central heating boiler.

Dining room

Opening from kitchen leads into a spacious and airy room with Velux roof lights, large window and bi-folding doors allowing in an abundance of natural light.

First floor landing

Airing cupboard and access to loft space. Doors leading off

Bedroom one

Window to the rear aspect, built in wardrobes and door into

Ensuite shower room

Shower enclosure with direct feed shower, modern hand basin and WC.

Bedroom two

Built in storage and window to rear aspect.

Bedroom three

Window to the front aspect.

Bedroom four

Window to the front aspect.

Family bathroom

White suite comprising bath with shower over, modern wash basin and WC.

Outside

To the front of the property is a driveway with parking for two vehicles and front garden laid to lawn. Gated side access leads around to the rear of the home where the low maintenance rear garden has good sized Indian slate patio, artificial lawn area and handy side passage offering plenty of storage space.

Location

Newent originally called Noent is a small market town about 8 miles north west of Gloucester, on the northern edge of the Forest of Dean. The town includes a half-timbered market house, plus other houses of historical nature and Newent Lake a large picturesque lake in the centre of the town, originally part of the Newent Court Estate. Newent is served by three schools, doctors' surgery and dentist, Sports & Leisure Centre. Excellent motorway links to the M50 & M5.

Material information

Tenure: Freehold

Council tax band: D

Local authority and rates: Forest of Dean District Council £2288.72 (2023/2025)

Electricity supply: Mains

Solar panels fitted and owned.

Water supply: Mains

Sewerage: Mains

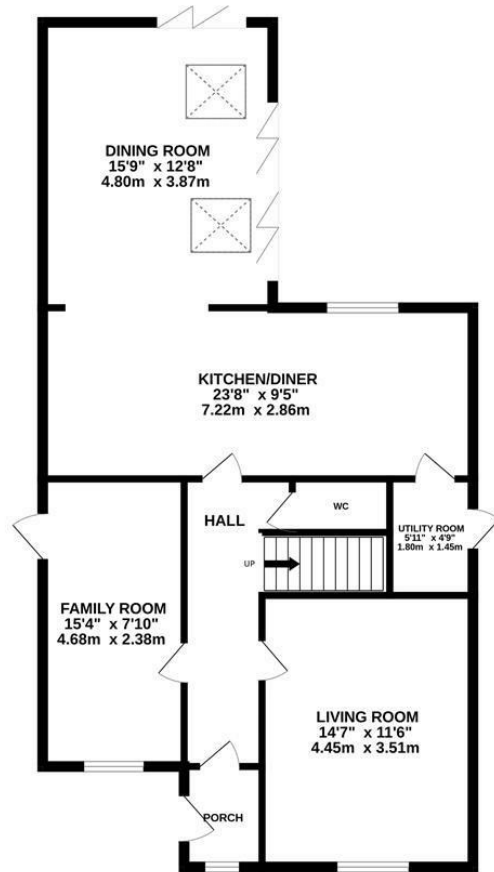
Heating: Gas

Broadband speed: Basic 14 Mbps, Superfast 80 Mbps

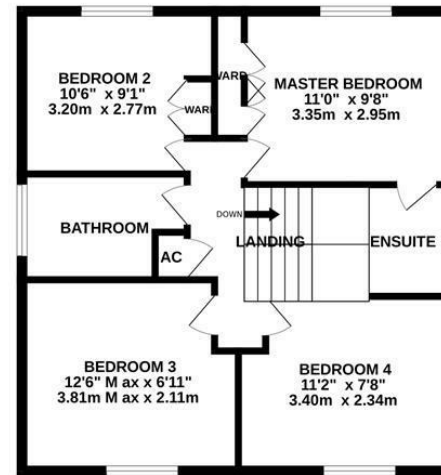
Mobile phone coverage: EE, Vodaphone, O2, Three



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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