



**Glebe Close, Newent GL18 1BQ**  
**Guide Price £450,000**





# Glebe Close, Newent GL18 1BQ

- Detached • 5 Bedrooms • Pleasant Gardens • Ample parking plus garage • Close to amenities • Tax band F • EPC D67



1 High Street, Newent, GL18 1AN

01531 828970

[newent@naylorpowell.com](mailto:newent@naylorpowell.com)

[www.naylorpowell.com](http://www.naylorpowell.com)

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### Entrance Porch

Via uPVC door, window to side elevation, tiled floor, double door to:

### Entrance Hall

Stairs to first floor, door off, doors to:

### W.C./Cloakroom

Low level w.c., hand wash basin, window to side elevation.

### Living room

Feature fireplace with marblesque surround and raised hearth inset gas fire, window to front elevation, opening to:

### Dining room

Window to front elevation, door to:

### Study

Window to rear elevation overlooking garden and access to Conservatory.

### Sitting room

From Lounge sliding doors, door to Kitchen, sliding door to:

### Conservatory

UPVC and brick construction, tiled floor, door to garden.

### Kitchen

Accessed from Hall and Sitting Room, range of base units with worktop surfaces inset stainless steel single drainer sink unit with mixer tap, matching eye level units, gas point for cooker, pantry cupboard, door to rear garden, window to rear elevation, plumbing for automatic washing machine.

### From Entrance Hall

Stairs to first floor.

### ON THE FIRST FLOOR

### Landing

Half way landing, with window to side elevation, access to loft space from the main landing.

### Inner Landing

Access to loft space, electric light.

### Bedroom One

Window to front elevation, built in wardrobes.

### Bedroom Two

Window to rear elevation overlooking the garden.

### Bedroom Three

Window to rear elevation overlooking the garden.

### Bedroom Four

Window to front elevation, wash basin, built in wardrobe.

### Bedroom Five

Window to front elevation.

### Shower Room

Shower cubicle and tray with direct feed shower, wash hand basin with cupboards under, windows to rear elevation, heated towel rail, airing cupboard housing gas boiler and hot water cylinder serving the central heating and domestic hot water, inset ceiling spot lights.

### Separate W.C.

Low level w.c., window to rear elevation.

### Bathroom

Comprising bath, low level w.c., hand wash basin.

### Outside

To the front paved driveway gives to two entrances providing ample parking, flower border with mature trees and shrubs gated side access leads to rear garden, mainly laid to lawn with flower beds and borders with mature trees and shrubs, summerhouse, vegetable area, shed.

### Garage

8'0" x 16'9" (2.43 x 5.10)

Up and over door, power and lighting, personal door to side, former coal hole, storage cupboard/shed.

### Material information

Tenure: Freehold

Council tax band: F

Local authority and rates: Forest of Dean District Council £3305.92 (2024/2025)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains





Total area: approx. 192.8 sq. metres (2075.5 sq. feet)

Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.





