



4 Cherry Bank, Newent GL18 1JZ
Guide Price £525,000



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- Four bedroom detached bungalow
- Large plot
- Lovely gardens with views
- Edge of town location
- Private cul de sac
- EPC D
- Council tax E



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Entrance hall

Accessed via covered storm porch. There is access to loft space, storage cupboards housing heating systems, doors leading off.

Cloakroom

WC, hand basin and window to front aspect.

Kitchen/breakfast room

Well appointed with a range of base and wall mounted units and rolled edge worktops, one and a half bowl stainless steel sink unit, built in oven and four ring electric hob, space and plumbing for washing machine, serving hatch to dining area, door to side access and front aspect window.

Living/Dining

Large and light spilt level room with central cast iron balustrade and steps dividing the two spaces. The living area has a feature fire place with inset electric heater and boasts views over the garden and countryside beyond through large rear aspect window. There are also double doors leading out to the garden. The dining area has steps down to the living area and has a window to the side.

Bedroom one

Range of built in wardrobes, rear aspect window overlooking the garden.

Bedroom two

Window to the rear aspect.

Bedroom three

Window to the front aspect.

Bedroom four

Window to the front aspect.

Bathroom

Modern white suite comprising panelled bath with shower over, WC and wash basin with cupboards under, frosted window to the front aspect.

Outside

To the front of the property is a tarmac driveway with parking for 3/4 vehicles which in turn leads to double garage. The garage has an electric door to the front and side door and has power and lighting. There is a gated and covered side access which leads to garage, kitchen door and around to the rear garden. The front garden is mainly laid to lawn with hedge row boundary to the front.

The rear garden is a delight. It is mainly laid to lawn over two levels with various mature beds and borders. There are two patio areas and lovely views overlooking the surrounding countryside. The whole plot measures a 1/5th of an acre.

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, three schools all within the town, a doctors surgery and dentist, Sports and Leisure Centre and various churches of different denominations. With excellent motorway links to the M50 and M5

Material information

Tenure: Freehold

Council tax band: E

Local authority and rates: Forest of Dean District Council £2797.32 (2024/2025)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

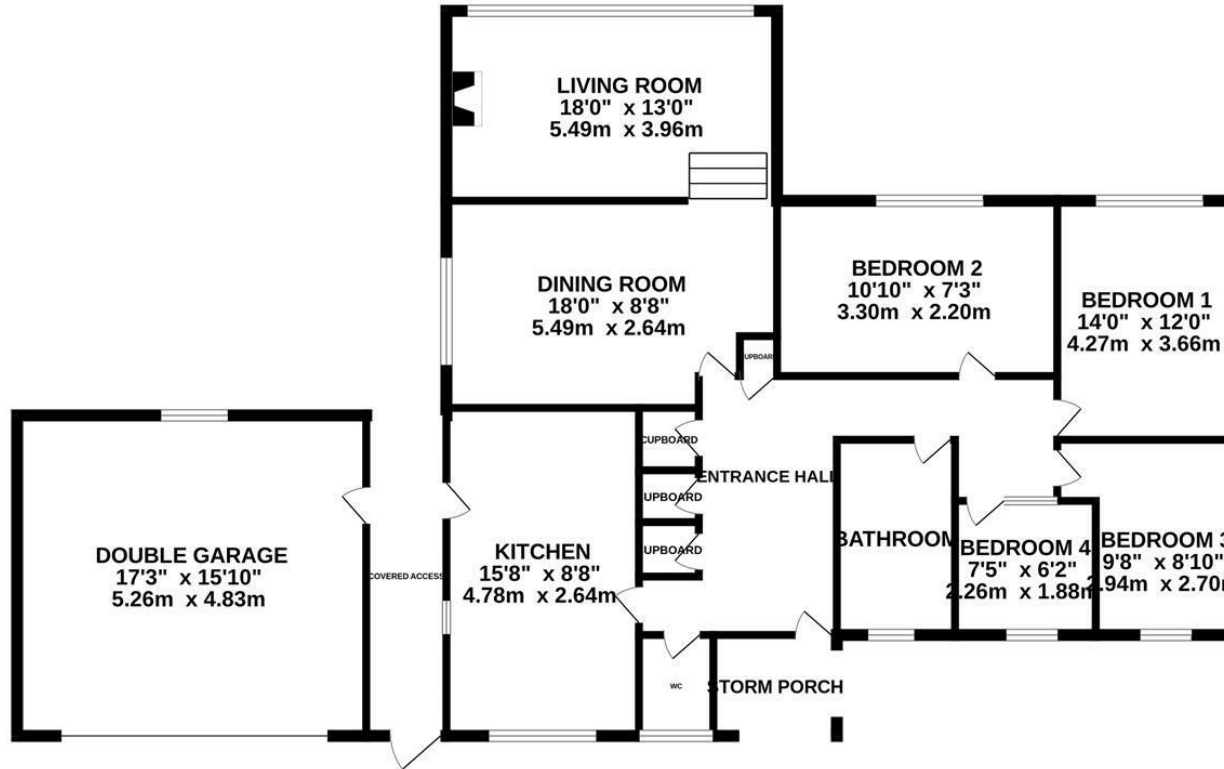
Heating: Mains gas warm air

Broadband speed: Basic 16 Mbps, superfast 54 Mbps

Mobile phone coverage: EE, Vodafone, O2, Three



GROUND 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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