



5 Valegro Avenue, Newent GL18 1RT
£455,000



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- Immaculately presented four bedroom detached family home
- Off road parking and detached garage
- Popular market town location
- Open outlook over green area
- EPC B85
- Tax Band E

£455,000

Living Room

French doors to back garden.

Office/Playroom

Versatile space, currently used as a playroom. Window to front aspect.

WC

White suite to include WC and wash hand basin. Understairs storage cupboard.

Kitchen Dining Room

Ample storage in a range of floor and eye level units accompanied by integrated appliances to include fridge freezer, double electric oven and four ring gas hob with extractor over. Space for dining table and windows to both front and side aspect.

Snug

French doors to patio area.

Utility

Further storage alongside plumbing for washing machine and tumble dryer. Door to rear garden.

Landing

Window to rear aspect overlooking the garden. Drop down ladder granting access to the attic. Attic has been professionally boarded with shelves.

Master Bedroom

Built in wardrobes. Window to front aspect.

Ensuite

White suite to include WC, wash hand basin and double shower cubicle with tiled surround. Frosted window to front aspect.

Second Bedroom

Window to front aspect. Storage cupboard.

Third Bedroom

Built in wardrobe. Window to rear aspect overlooking back garden.

Fourth Bedroom

Currently utilised as the study, this room has recently had a dual desk and storage area fitted.

Bathroom

Frosted window to side aspect. White suite with tiled surround to include wash hand basin, WC and bath with shower over.

Outside

To the front, the home benefits from off road parking for multiple vehicles alongside a lawned area with a variety of plants and bushes. Accessed via the side gate, the walled rear garden offers three patio areas accompanied by the lawn which has been regularly treated by Green thumb.

Garage

Power and lighting. Up and over door.

Location

The market town of Newent sits 8 miles north west of Gloucester, on the northern edge of the Forest of Dean. Served by three schools, doctors surgery, dentist, sports & leisure centre, excellent motorway links to the M50 & M5 alongside additional local amenities the town lends itself to those looking for an active community.

Material information

Tenure: Freehold

Council tax band: E

Local authority and rates: Forest of Dean Council £2,656.93(2023/24)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband speed: Basic 17 Mbps, Superfast 76 Mbps, Ultrafast 1000 Mbps

Mobile phone coverage: EE, Vodafone, O2, Three

Management charge of £329.11 per annum.



1 High Street, Newent, GL18 1AN

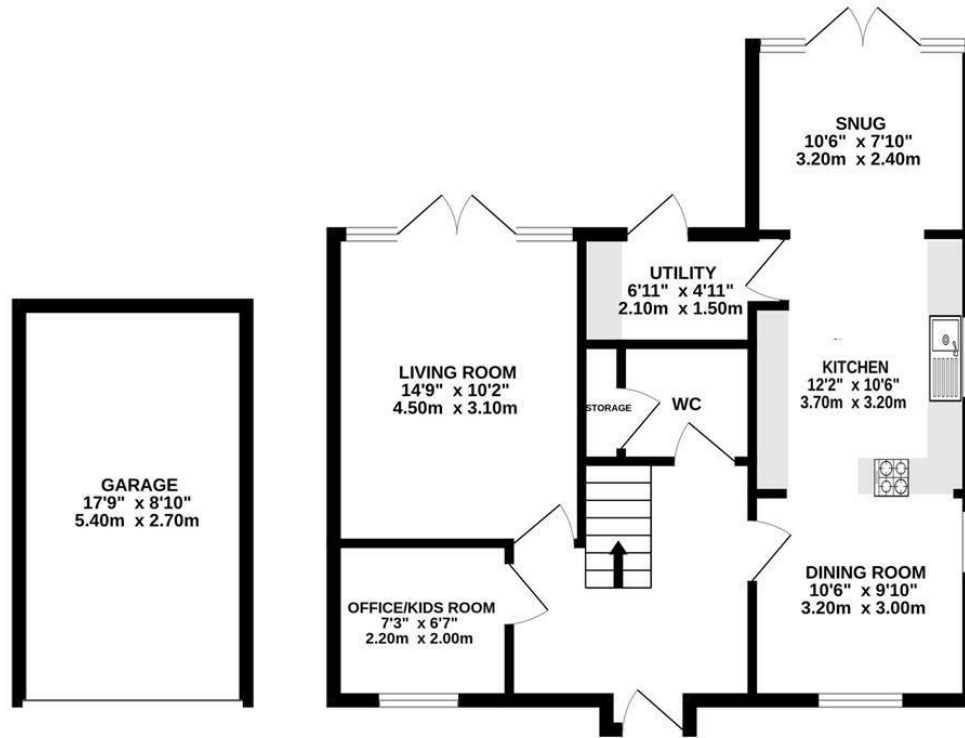
01531 828970

newent@naylorpowell.com

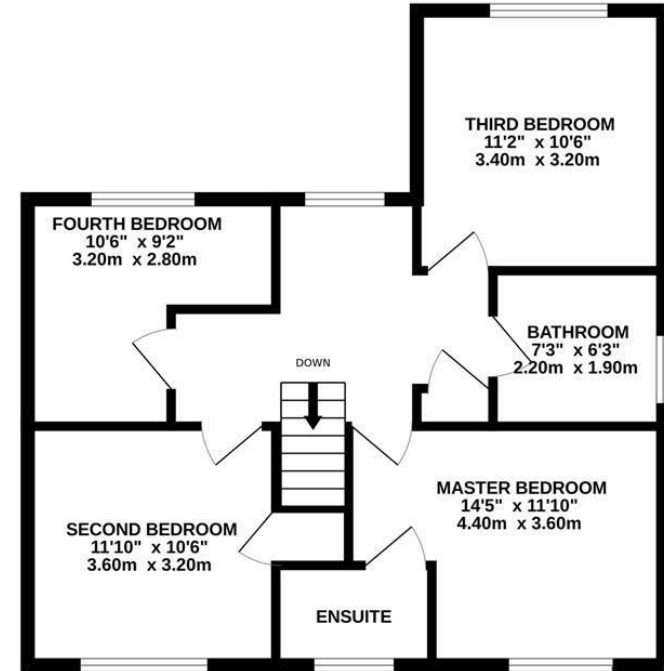
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GROUND FLOOR



1ST FLOOR



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