



**3 Buzzard Row, Newent GL18 1FF**  
**Price Guide £400,000**



## 3 Buzzard Row, Newent GL18 1FF

- Detached family home
- Approx 9 year builders guarantee
- Deatched garage
- Parking spaces
- Well appointed former show home
- EPC tbc
- Council tax E



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### Price Guide £400,000

#### Entrance hall

Spacious hallway with handy storage cupboard, stairs to the first floor and doors leading off.

#### WC

WC, hand basin, window to front aspect and useful storage cupboard.

#### Living room

Large bay style window to the front aspect which allows in lots of natural light.

#### Kitchen/dining/family room

Superbly appointed with a range of base and wall mounted units with worktops over. Built in appliances to include dishwasher, fridge/freezer, electric oven and five ring gas hob with extractor hood over. Stainless steel sink unit. There is a window to rear aspect and the the space opens up into family area with double doors to the garden.

#### Utility room

Door from kitchen leads into utility which has plumbing for washing machine and space for appliances. There are storage cupboard and worktop and a door to the side giving access to garden.

#### First floor landing

Useful airing cupboard housing hot water tank, access to loft space and doors leading off.

#### Master bedroom

A range of built in wardrobes, window to the rear aspect and door into ensuite.

#### Ensuite shower room

Double shower enclosure with direct feed shower and tiled surround, WC and hand basin. Side aspect frost window.

#### Bedroom two

Window to the rear aspect.

#### Bedroom three

Window to the front aspect.



## Bedroom four

Built in storage and window to the front.

## Family bathroom

Modern white suite comprising bath with shower over, WC and wash basin. Side aspect frost window.

## Outside

To the front of the home is paved path leading to the front door with well stocked flower bed to the one side. Gated side access leads around to the rear garden which is mainly laid to lawn with patio area off the family space. There is a timber built summer house offering an ideal getaway space in the warmer months. Pathway leads to pedestrian door into the detached single garage which has two further parking spaces.

## 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: E

Local authority and rates: Forest of Dean

Council £2,797.32 (2024/2025)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband speed: Basic 17 Mbps,

Ultrafast 1000 Mbps

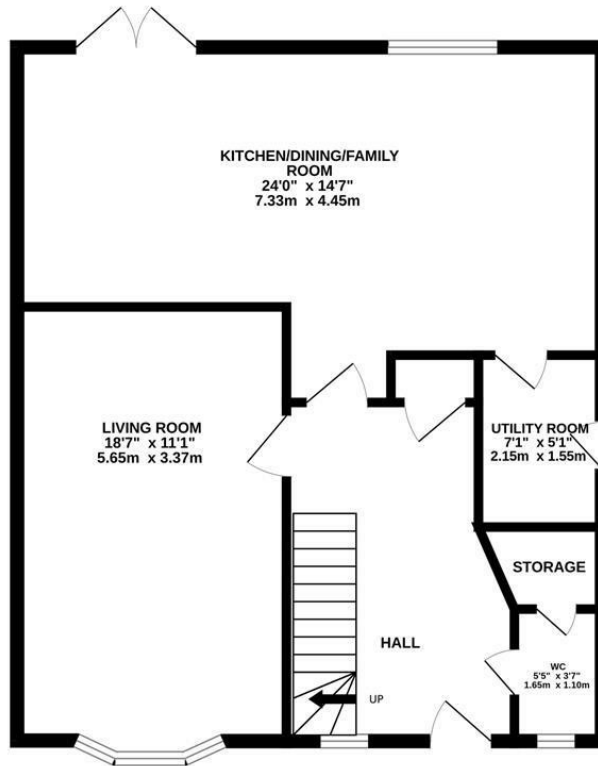
Mobile phone coverage: EE, Vodafone,

O2, Three

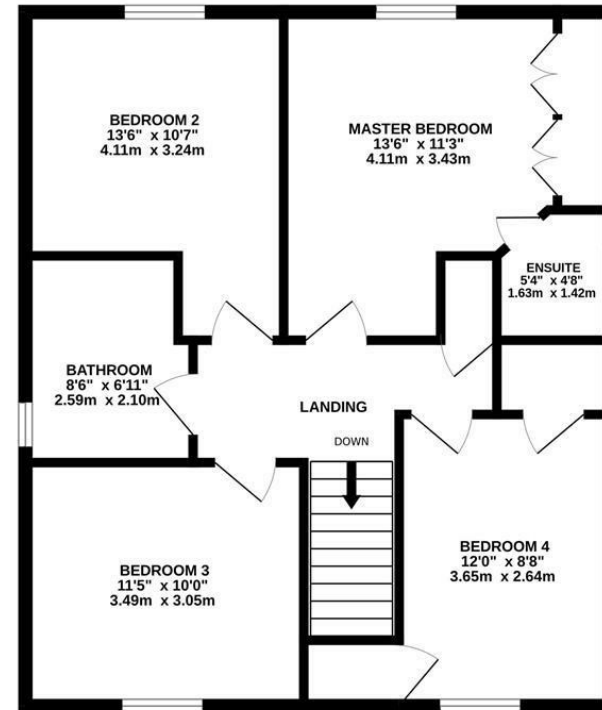




GROUND FLOOR  
688 sq.ft. (63.9 sq.m.) approx.



1ST FLOOR  
685 sq.ft. (63.6 sq.m.) approx.



TOTAL FLOOR AREA : 1373 sq.ft. (127.5 sq.m.) approx.

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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