



**61 Drovers Way, Newent GL18 1ET**  
**£315,000**



# 61 Drovers Way, Newent GL18 1ET

• Family home • Car port • Home office/cabin in garden • En suite to Master • Close to amenities • EPC B83 • Council tax band D



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**£315,000**

## Entrance hall

Doors leading off to the ground floor accommodation stairs to the first floor understairs storage cupboard.

## WC

Low level WC, hand basin and front window to front aspect.

## Living room

Large and spacious room with window to front aspect.

## Kitchen/diner

Well appointed with a range of base and wall mounted units, breakfast bar, built in electric oven and gas hob window to the rear aspect double doors leading out to the rear garden.

## First floor landing

Access to loft space, airing cupboard and doors leading off.

## Bedroom one

Window to the front aspect. Door into ensuite.

## Ensuite shower room

Double shower enclosure with direct feed shower, WC hand basin and frosted window to side aspect.

## Bedroom two

Window to the rear aspect.

## Bedroom three

Window to the rear aspect.

## Bedroom four

Window to front aspect.

## Family bathroom

White suite comprising bath, WC and wash hand basin.

## Outside

To the front of the property is a garden laid to lawn and block paving leads to covered carport via up and over door to tandem parking for two vehicles. From here is gated access to the rear garden which is mainly laid to lawn with pleasant patio area. There is also the extremely handy timber cabin in the garden. An ideal office space for those working from home but also versatile for other pursuits.

## 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: D

Local authority and rates: Forest of Dean District Council, Tax Band D - £2288.72 (2024/25)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

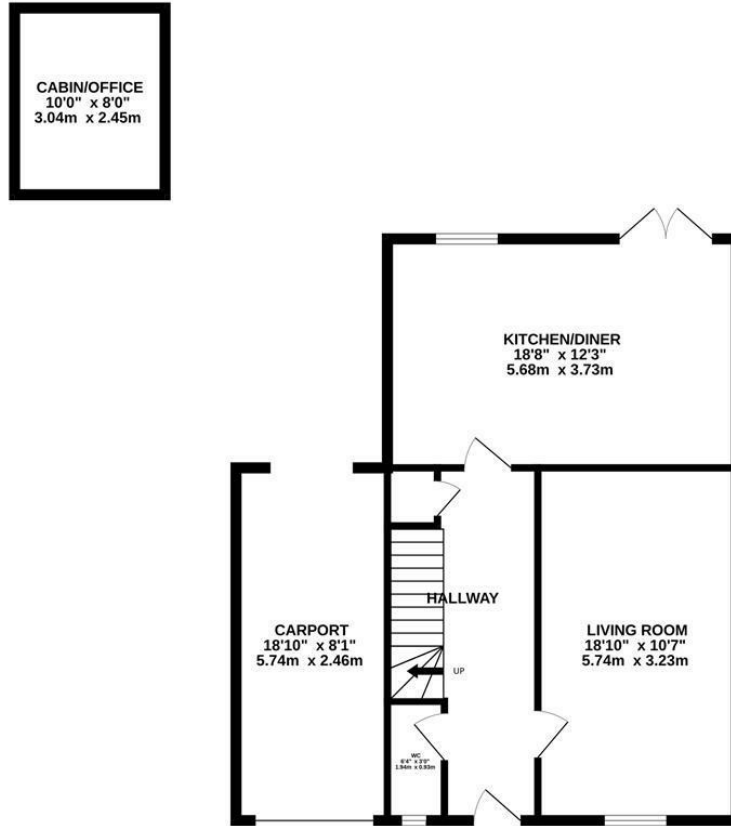
Heating: Mains Gas

Broadband speed: Basic 14 Mbps, Superfast 55 Mbps, Ultrafast 1000 Mbps

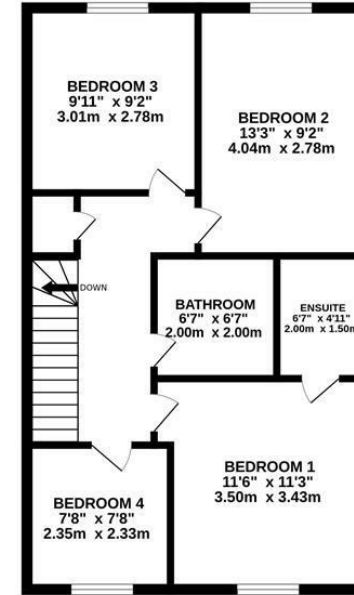
Mobile phone coverage: EE, Vodafone, O2, Three



GROUND FLOOR  
811 sq.ft. (75.3 sq.m.) approx.



1ST FLOOR  
567 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA: 1378 sq.ft. (128.0 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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