



32 Drovers Way, Newent GL18 1ET
£289,950



32 Drovers Way, Newent GL18 1ET

• Well presented three-bedroom home • Modern kitchen • Off-road parking • Private rear garden • En-suite to master bedroom • Potential rental income of £850 per calendar month • EPC 85 • Council Tax C

£289,950



1 High Street, Newent, GL18 1AN

01531 828970

newent@naylorpowell.com

www.naylorpowell.com

Accommodation

On arrival to the home, there is a practical storm porch over the main door. The entrance hall has stairs leading to the first floor and doors off to the kitchen, living/dining room and handy cloakroom with W.C and wash hand basin. To the right of the hallway is the modern fitted kitchen with a range of eye and base level units, integrated appliances, to include eye level double oven with gas hob and a bay window to the front of the property, allowing plenty of natural light in. There is also a breakfast bar. To the back of the property you will find the generous lounge/diner which offers large under stair storage and double French doors leading to the rear patio and garden.

From the entrance hall, stairs lead off to the first-floor landing with doors to the master bedroom, bedrooms two and three and family bathroom. The master bedroom is located at the rear of the property and offers an ensuite shower room, to include shower enclosure, wash hand basin, W.C and window to the side aspect. To the front of the property is bedroom two with built in double wardrobes and window to the front aspect. Bedroom three can be found at the rear of the property with window overlooking the rear garden. The first floor is concluded with modern fitted bathroom with white suite to include, WC, wash hand basin and panelled bath with shower over.

Outside

To the front of the property is path and steps up to front door. To the side are two parking spaces and gated access into the rear garden which is mainly laid to lawn with mature shrubs, bushes and tree borders. There is a patio area off the double doors of living room and the garden is enclosed by fencing.

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: C

Local authority and rates : Forest of Dean District Council - £2146.81 (2025/26)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

Broadband speed: Basic 19 Mbps, Superfast 65 Mbps, Ultrafast 1139 Mbps

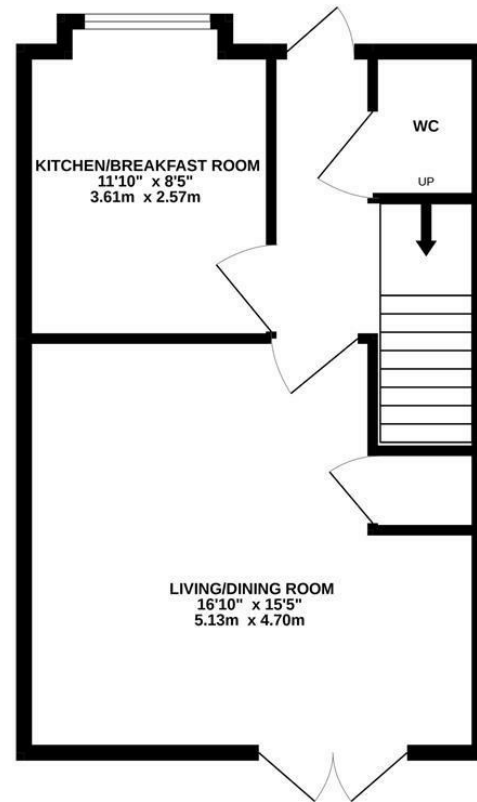
Mobile phone coverage: EE, Vodafone, Three & O2

Directions

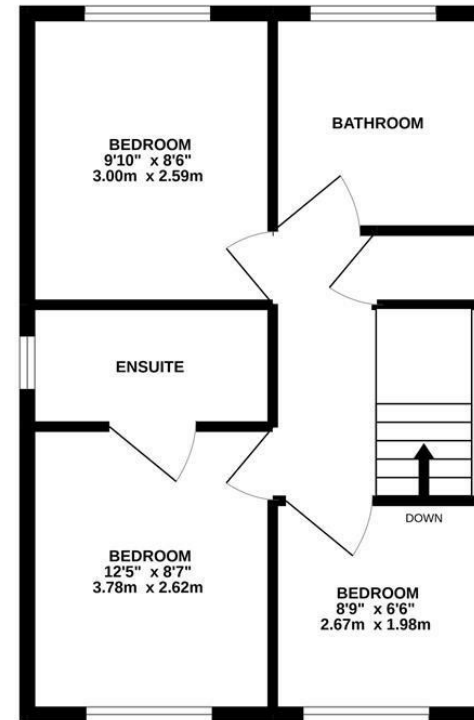
From the Naylor Powell office in Newent proceed out of town via Gloucester Street, turning right onto Onslow Road, next left in Meek Road continue through entering into the Meadow Grove development bearing left and then taking the next right into Drovers Way continue following the road up and around to the right. Continue along and the property can be found on the right hand side.



GROUND FLOOR



1ST 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.
Made with Metropix ©2022

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.

