



**Sycamore Close Southend Lane, Newent GL18 1EZ**

**£595,000**



# Sycamore Close Southend Lane, Newent GL18 1EZ

- Superbly presented detached family home
- Modern and stylish finish throughout
- Outdoor bar and entertainment area
- Outdoor games room/home office
- Spacious accommodation
- Air source heat pump plus 7 years builders warranty
- Council tax F
- EPC B90

**£595,000**



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## Entrance Hall

Accessed via the front door with stairs to first floor leading off and doors giving access into the ground floor living accommodation.

## WC

Modern suite comprising low level WC and vanity wash basin. There is a heated towel rail and frosted window to front aspect.

## Living Room

A bright and airy space with bifold doors giving access to the rear garden, window to side aspect. Media wall with recess for TV as well as feature fire. Solid wooden flooring continues through all of the living space and the room opens up into the kitchen and dining area offering open plan living.

## Kitchen / Dining Room

Superbly appointed kitchen with a range of gloss finished units, cupboards and drawers with ample work surface space, built in appliances to include dishwasher, double oven, electric hob with extractor hood over, fridge/freezer and wine cooler. There is a one and a half bowl stainless steel sink unit and window to the front aspect. The dining area is another light space with window to the side and door leading out to garden.

## Utility Room

Accessed off the kitchen is the practical utility room with further storage units, single drainer sink unit, plumbing and space for washing machine and space for further appliance and a door leading to side access.

## First Floor Landing

Stairs to second floor and doors leading off.

## Master Bedroom

A generous room with window to the rear aspect and door into En-suite.

## En-suite Shower Room

Modern suite comprising double shower enclosure with direct feed shower, WC and wash basin. Window to side aspect.

## Bedroom Two

Window to rear aspect.

## Bedroom Three

Double room with built in wardrobe space and window to front aspect.

## Family Bathroom

Luxurious space with stylish suite comprising bath, shower enclosure, double vanity sink unit, WC, LED mirror and window to the front aspect.

## Second Floor

### Bedroom Four

Built in storage units and roof light windows.

### Bedroom Five

Roof light windows.

## Bathroom

Generous space with white suite comprising bath, WC and wash basin.

## Outside

To the front of the property are three parking spaces and an electric car charging point plus bin store and covered storage. Gated side access leads around to the rear garden which boasts Indian slate patio area and an expanse of artificial lawn for easy maintenance. The garden is flanked by trees and at the rear is the garden room currently used as a games room with power and internet connections. Ideal as a home office or play area. There is also an outdoor bar and entertainment area ideal for family bbq's and parties.

## 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 is the 'jewel of the town'. Newent is served by three schools, all within the town, a doctors surgery and dentist, Sports & Leisure Centre and various churches of different denominations. With excellent motorway links to the M50 & M5. The property is also within driving distance of the local award winning Three Choirs vineyard with bar and restaurant as well some excellent garden centres including Three Shires. There are plenty of local rural walks and a cycle routes close by that incorporates both the Newent and Ledbury "loops".

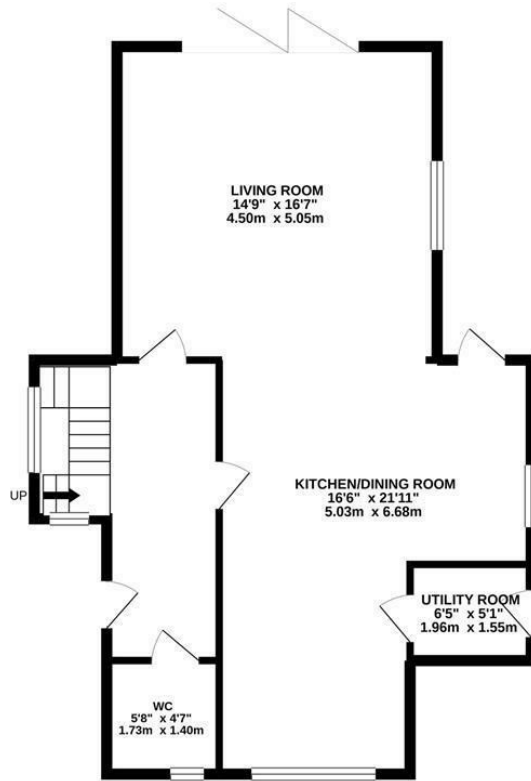
## Material Information

Tenure: Freehold

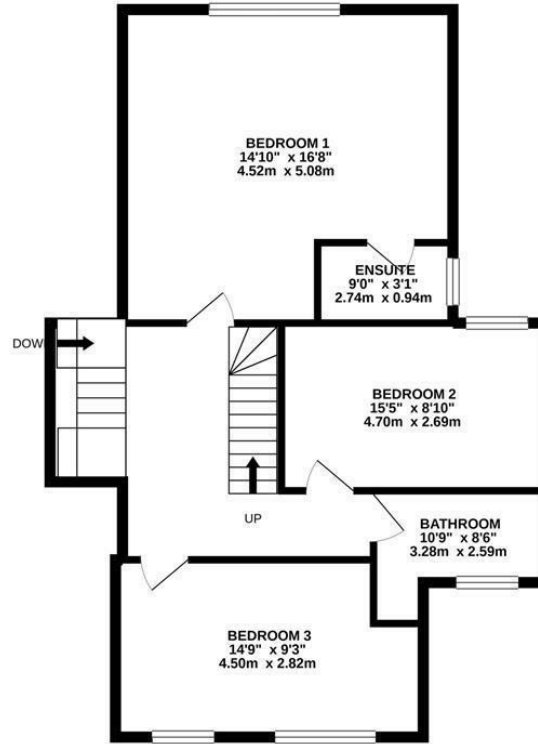
Council tax band: F



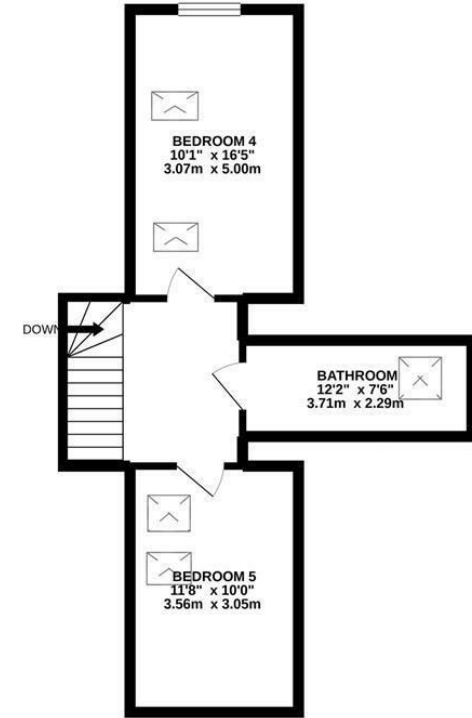
GROUND FLOOR  
765 sq.ft. (71.1 sq.m.) approx.



1ST FLOOR  
763 sq.ft. (70.9 sq.m.) approx.



2ND FLOOR  
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 1926 sq.ft. (178.9 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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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.

