



**11 Knights Crescent, Newent GL18 1QN**  
**£289,995**



## 11 Knights Crescent, Newent GL18 1QN

• Well presented three bedroom family home • Ample off road parking • Pleasant rear garden backing onto green space • Extended accommodation • Walking distance to local schools • EPC C74 • Forest of Dean District Council Tax Band C - £2,251.45 (2026/27)



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**£289,995**

### Porch

Practical entrance porch with window to front and door into hallway.

### Entrance Hall

Stairs to first floor with storage under and doors leading off to ground floor accommodation.

### Living Room

Large window to front aspect.

### Kitchen/Diner

Well appointed kitchen with a range of base and wall mounted units with stylish worktops, stainless steel sink unit, space for fridge/freezer, built in appliances to include oven, microwave, dishwasher and electric hob. There is a window to rear aspect overlooking the garden, door to utility and archway leading into sun room.

### Sun Room

Solid roof and double doors to rear garden.

### Utility Room

Useful additional space with sink unit further storage in base units and worktops. There is plumbing for washing machine and space for further appliance, roof light window allowing in lots of natural light, double doors to garden and door into store.

### Store Room

Versatile space currently used for storage however could be used as study or play room etc.

### First Floor Landing

Window to side aspect, access to loft space, airing cupboard housing boiler and doors leading off.



### **Bedroom One**

Generous room with window to front aspect.

### **Bedroom Two**

Double room with window to rear overlooking garden and green space.

### **Bedroom Three**

Window to front aspect.

### **Family Bathroom**

White suite comprising bath with direct feed shower, WC and wash basin. Heated towel rail and frosted window to rear aspect.

### **Outside**

To the front of the property is a block paved driveway with parking for 3 vehicles. The rear garden is enclosed by fencing and mainly laid to lawn with established beds and borders and patio area.

### **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

Forest of Dean District Council - £2,251.45 (2026/27)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

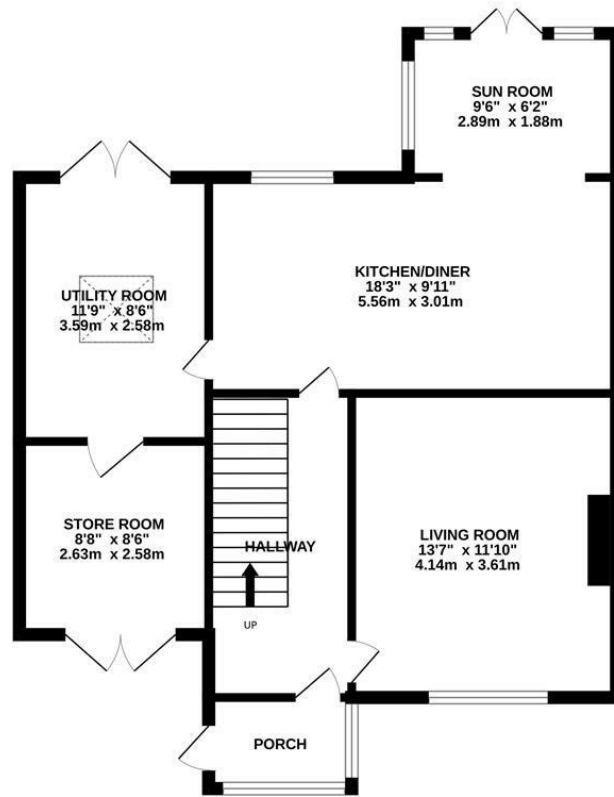
Broadband speed: Standard 15 Mbps (ADSL) , Superfast 56 Mbps (FTTC) Ultrafast 2000 Mbps (FTTP)

Mobile phone coverage: Vodafone, O2, EE and Three

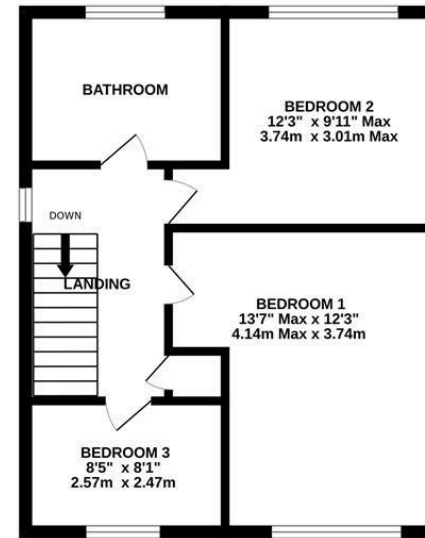




GROUND FLOOR



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.  
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