



**9 Peregrine Close, Newent GL18 1FJ**  
**£380,000**





## 9 Peregrine Close, Newent GL18 1FJ

• Four bedroom family home • Master bedroom with en-suite shower room • Private rear garden with patioed area • Garage and ample off road parking • Offered with no onward chain • Forest of Dean District Council, Tax Band D - £2415.17 (2025/26) • EPC B85 • NHBC warranty

**£380,000**



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### 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 elevation 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 elevation and 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.

### Bedroom One

Window to the rear elevation and door into ensuite.

### Ensuite Shower Room

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

### Bedroom Two

Window to the rear elevation.

### Bedroom Three

Window to the front elevation.

### 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 elevation frost window.

### Outside

To the front of the property is a path leading to front door with an area of lawn, gravelled edging and plants. Adjacent to the home is tarmac driveway with ample parking leads to single garage. Gated side access leading through to the rear garden which is mainly laid to lawn with patio area off the double doors.

### 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 £2951.87 (2025/26)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

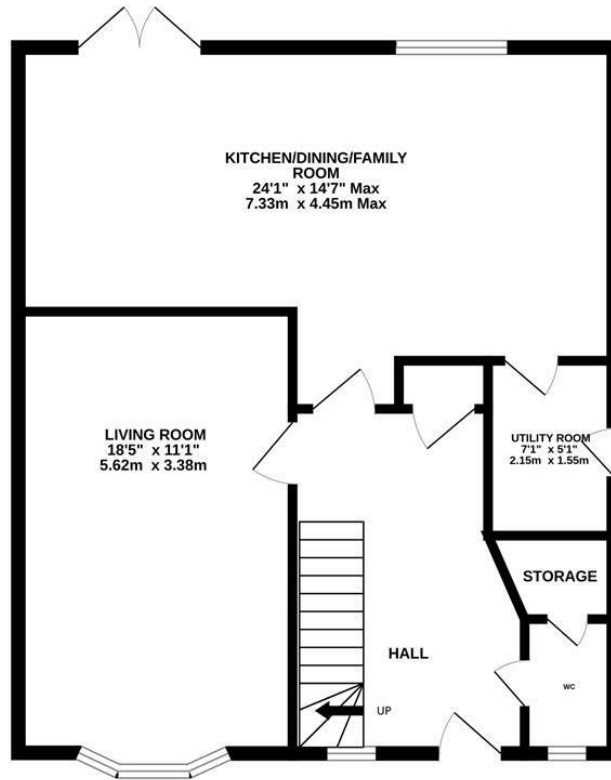
Heating: Mains Gas

Broadband speed: Basic 17 Mbps, Ultrafast 1000 Mbps

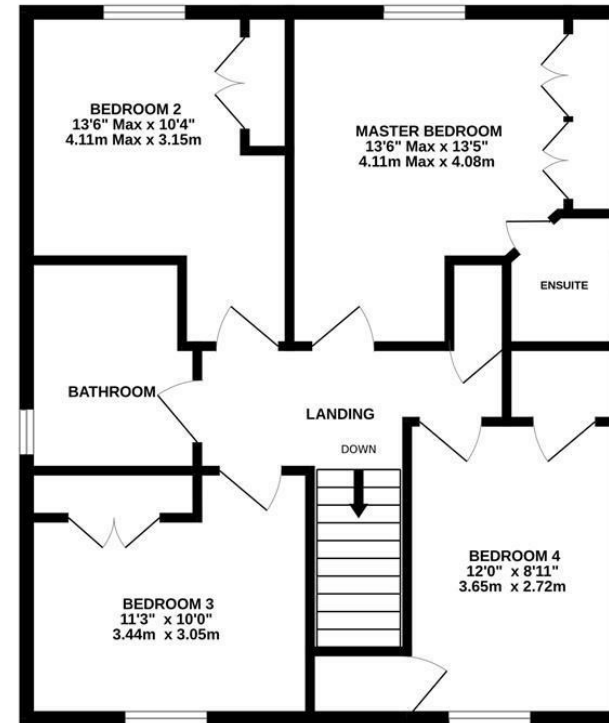
Mobile phone coverage: EE, Vodafone, O2, Three



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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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.

