

Knights Crescent, Newent GL18 1QN

Asking Price £289,995

naylor powell

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

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1 High Street, Newent, GL18 1AN

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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





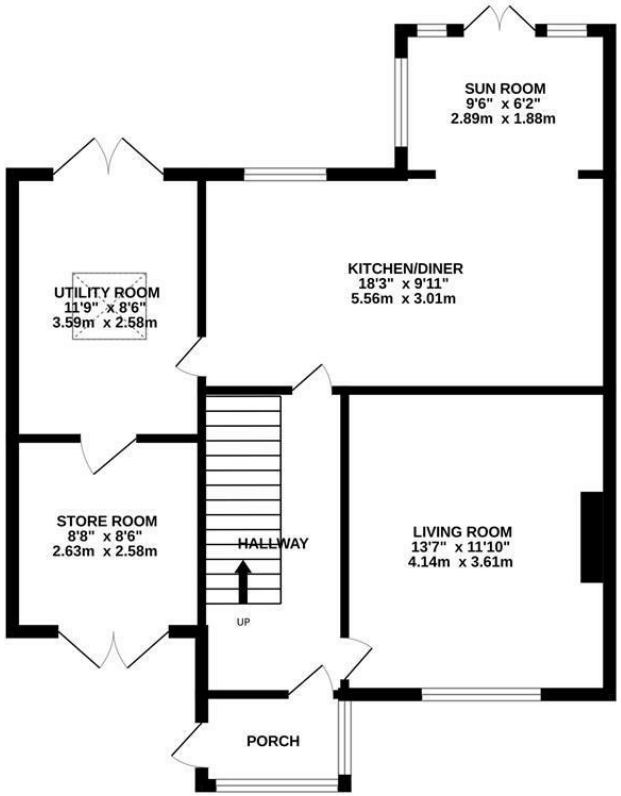




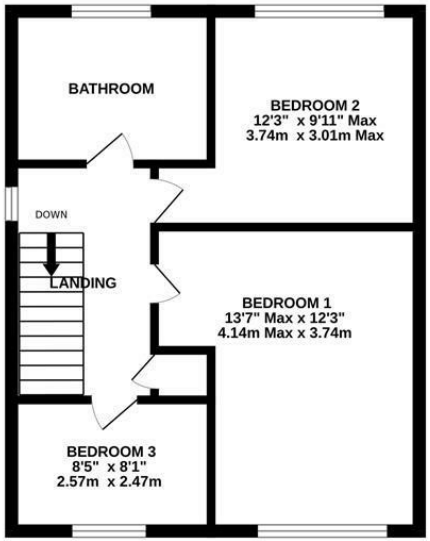




GROUND FLOOR



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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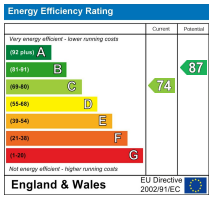
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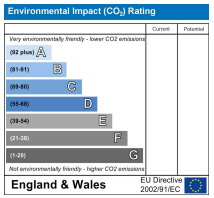
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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.





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