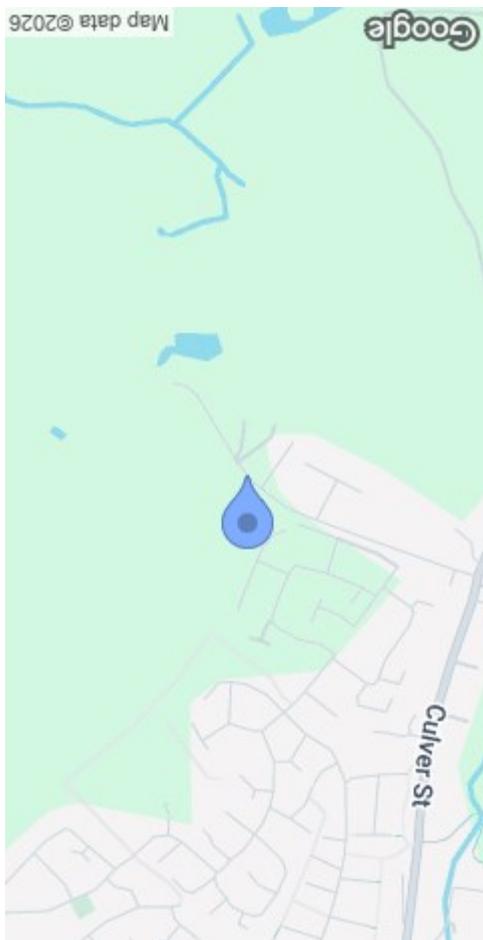
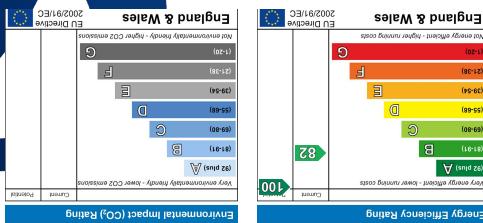


4 High Street, Newent, Gloucestershire, GL18 1AN | (01531) 820844 | newent@stevegooch.co.uk | www.stevegooch.co.uk

MISREPRESENTATION DISCLAIMER

All reasonable steps have been taken with the preparation of these particulars to complete accuracy but cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

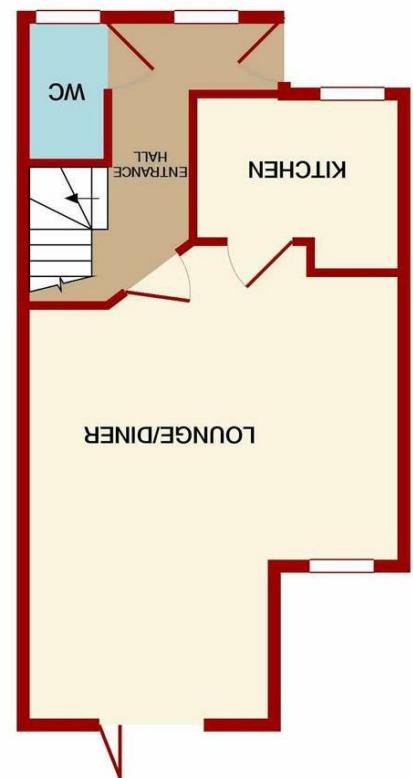
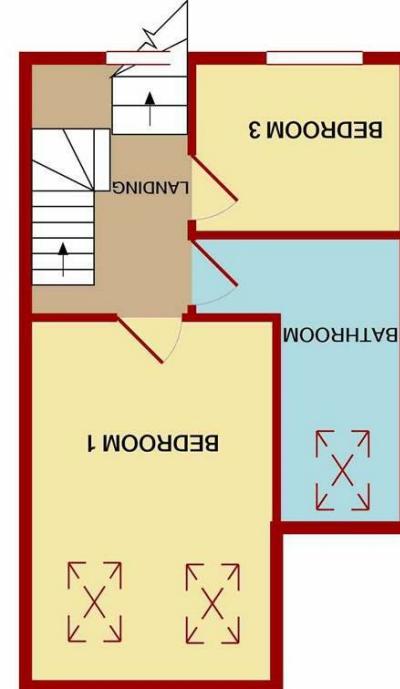
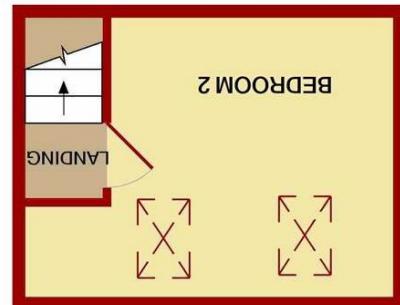


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Measurements are approximate. Not to scale. Illustrative purposes only

2ND FLOOR

1ST FLOOR

GROUND FLOOR



4 Sycamore Close Southend Lane  
Newent GL18 1JD

 STEVE GOOCH  
ESTATE AGENTS | EST 1985

# Guide Price £265,000

An ARCHITECTURALLY DESIGNED THREE BEDROOM THREE STOREY SEMI-DETACHED FAMILY HOME constructed in 2021 with AIR SOURCE HEAT PUMP, SUMMERHOUSE / WORKSHOP, LANDSCAPED GARDENS, OFF ROAD PARKING situated in an EDGE OF TOWN LOCATION with VIEWS TOWARDS MAY HILL and IMMEDIATE ACCESS TO RURAL WALKS.

Newent itself offers a range of shops, supermarkets, a primary and secondary school, churches of various denominations, health, sports and community centres and library. Sporting and leisure facilities within the area include a choice of golf clubs, various forms of shooting and fishing, a dry ski slope, and active sporting teams such as football, rugby and cricket.

The bustling cathedral city of Gloucester is approximately 10 miles distance and the Cheltenham Spa town (the home of the Cheltenham Festival and Gold Cup) approximately 17 miles distance for more comprehensive facilities. The historic market towns of Ross-on-Wye, Ledbury and Monmouth are all within easy driving distance and the idyllic and picturesque villages within The Cotswolds are also a must to explore!

With a choice of many countryside walks including the renowned May Hill and The Malvern Hills, and the Forest of Dean with its sprawling woodlands and outdoor activities, the River Wye with all its water activities, all too within easy driving distance, the property is ideally situated and caters for all.

There are a wide choice of schools available with local primary and secondary schools in Newent and independent schools in Malvern, Monmouth, Cheltenham and Gloucester.

Access can be gained to the M50 motorway (junction 3) approximately 3.5 miles away. The M50 connects you to the M5 motorway linking Midlands, North and South. The M5 takes you to Wales, Monmouth and Cardiff. Train Stations with access to all major cities including London can be found at Ledbury and Gloucester.



The property is accessed by a composite front door into:

## ENTRANCE HALL

Radiator, fitted shelving and storage, front aspect double glazed UPVC window, stairs leading to the first floor. There is an under stairs cupboard which has space and plumbing for a washing machine.

## CLOAKROOM

Low-level WC, vanity wash hand basin, heated towel rail.

## OPEN PLAN LOUNGE / DINING ROOM - L-SHAPED

19'09 x 15'06 (6.02m x 4.72m)  
Wood effect flooring, radiators, built-in shelving units, door to airing cupboard, rear aspect double glazed UPVC window, double glazed UPVC bi-fold doors leading to the garden.

## KITCHEN

8'07 x 8'0 (2.62m x 2.44m)

A range of base, wall and drawer mounted units, single bowl single drainer stainless steel sink unit with mixer tap above, integrated fridge / freezer, oven, four ring hob and cooker hood, integral dishwasher.

FROM THE ENTRANCE HALL, STAIRS LEAD TO THE FIRST FLOOR.

## BEDROOM 1

12'05 x 10'04 (3.78m x 3.15m)

Radiator, television point, rear aspect double glazed UPVC window.

## BEDROOM 3

8'09 x 8'0 (2.67m x 2.44m)

Radiator, front aspect double glazed UPVC window.

## BATHROOM

White suite comprising of panelled bath, separate corner shower unit, low-level WC, vanity wash hand basin, heated towel rail, Velux roof light, inset ceiling spot lights.

## LANDING - FIRST FLOOR leading to SECOND FLOOR

Stairs lead to the second floor landing, storage area.

## BEDROOM 2

12'03 x 11'08 (3.73m x 3.56m)

Radiators, two large Velux roof lights with views towards May Hill.

## OUTSIDE

From the lane, a path leads up to the front door. The front garden is enclosed by picket fencing and is laid to gravel for low maintenance. To the rear there is gated access from an off road parking area with parking for two cars. A further gated access leads to the long rear garden which has a large patio area with pergola, is laid to lawn and enclosed by fencing. To the rear of the garden, there is a summerhouse / workshop.

## SUMMER HOUSE / WORKSHOP

11'5 x 11'3 (3.48m x 3.43m)

Accessed via double opening French doors to the front, power and lighting, separate consumer unit, currently used as a utility space with tumble dryer.

## SERVICES

Mains water, drainage, gas and electricity. Air source heat pump.

## MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

## WATER RATES

Severn Trent - to be confirmed.

## LOCAL AUTHORITY

Council Tax Band: C  
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

## TENURE

Freehold

## VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

## DIRECTIONS

From our Newent office, proceed along the B4216 (Culver Street) towards Huntley turning left after a short distance onto Southend Lane. The new development can then be found towards the end of Southend Lane on the right hand side, as marked by our 'For Sale' board.

## PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

## AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.