

6 Severnbank Avenue
Newnham GL14 1EY

STEVE GOOCH
ESTATE AGENTS | EST 1985

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Guide Price £525,000

A BEAUTIFULLY PRESENTED FOUR/FIVE DOUBLE BEDROOM SEMI-DETACHED TURN-KEY HOME, offering approximately 1,882 SQ. FT. of STYLISH AND SPACIOUS ACCOMMODATION thoughtfully arranged over three floors. Perfectly suited to modern family living, the property boasts TWO EN-SUITE BEDROOMS, a versatile HOME OFFICE/BEDROOM FIVE and a light-filled GARDEN ROOM, currently utilised as a dining room. At the heart of the home is a SLEEK CONTEMPORARY KITCHEN complete with BUILT-IN NEFF APPLIANCES. Outside, the property further benefits from DRIVEWAY PARKING FOR UP TO THREE VEHICLES, a DETACHED GARAGE and a PRIVATE REAR GARDEN enjoying attractive COUNTRYSIDE VIEWS, together with the REMAINDER OF THE 10-YEAR NHBC GUARANTEE.

Newnham-on-Severn is a picturesque and highly desirable riverside village, nestled along the banks of the beautiful River Severn. Combining the charm and tranquillity of village life with a range of local amenities and excellent transport links, it offers an idyllic setting for those seeking a peaceful lifestyle without compromising on convenience.

The village is well positioned for access to Gloucester (11 miles), Cheltenham (19 miles), Bristol (34 miles) and Birmingham (66 miles), with the M5 motorway providing convenient connections further afield. Direct rail services from Gloucester to London Paddington take approximately 1 hour 39 minutes, whilst journeys from Bristol take around 1 hour 30 minutes.

Bristol Airport is also accessible, approximately 1 hour 10 minutes away by car, making Newnham-on-Severn an attractive choice for commuters and those wishing to enjoy the best of countryside and riverside living.



A front aspect composite door leads into

ENTRANCE HALL
15'11 x 4'08 (4.85m x 1.42m)
Porcelanosa flooring with underfloor heating, useful large storage cupboard housing the underfloor heating manifolds, stairs ascend to the first floor landing, doors lead off to the living room, kitchen, utility room and downstairs w.c.

UTILITY ROOM
5'9 x 6'2 (1.75m x 1.88m)
Fitted worktop with inset stainless steel sink unit with drainer, space and plumbing below for a washing machine and tumble dryer, wall mounted gas-fired Worcester combi boiler, Porcelanosa flooring with underfloor heating, front aspect window.

DOWNSTAIRS W.C
3'04 x 5'05 (1.02m x 1.65m)
Comprising Villeroy & Boch sanitary ware to include a wall mounted floating washbasin with splash-back, low level w.c with concealed cistern, Porcelanosa flooring with underfloor heating, obscured side aspect window.

LIVING ROOM
21'6" x 11'8" (6.55m x 3.56m)
A bright and spacious room with a front aspect shuttered window, Tomkinson Twist carpet with underfloor heating, glazed double doors lead through to the garden room.

KITCHEN / DINING ROOM
16'7" x 10'7" (5.05m x 3.23m)
Comprising a range of stylish contemporary wall and base level units with soft close doors and drawers, inset Range Master ceramic sink unit with drainer and bespoke glass splash-back, fridge / freezer, two-zone wine cooler, built-in Neff appliances include dual eye level electric ovens, induction hob with stainless steel splash-back and extractor hood over and dishwasher. Porcelanosa flooring with underfloor heating, rear aspect French doors lead out to the garden.

GARDEN ROOM
10'8 x 11'5 (3.25m x 3.48m)
Currently used as a dining room off of the kitchen, a glass roof allows the space to be flooded with natural light, Tomkinson Twist carpet with underfloor heating, rear aspect French doors open out to the garden.













FIRST FLOOR LANDING
9'05 x 7'06 (2.87m x 2.29m)
Airing cupboard housing the pressurised hot water cylinder, Tomkinson Twist carpet, radiator, doors lead off to bedrooms two, three, four and the family bathroom. Stairs ascend to the second floor landing.

BEDROOM TWO
13'7 x 9'8 (4.14m x 2.95m)
Built-in mirrored triple wardrobes, Tomkinson Twist carpet, front aspect shuttered window, a door leads into;

EN-SUITE SHOWER ROOM
6'10 x 6'01 (2.08m x 1.85m)
Comprising a suite of Villeroy & Boch sanitary ware to include a walk-in mains fed shower, low level w.c with concealed cistern and pedestal washbasin unit. Porcelanosa flooring and tiles, electric underfloor heating, heated chrome towel rail, obscured rear aspect window.

BEDROOM THREE
13'7 x 10'8 (4.14m x 3.25m)
Currently utilised as a dressing room, Tomkinson Twist carpet, built-in mirrored double wardrobe, radiator, rear aspect shuttered window with countryside views.

BEDROOM FOUR
9'5 x 10'8 (2.87m x 3.25m)
Tomkinson Twist carpet, front aspect shuttered window, radiator.

FAMILY BATHROOM
6'08 x 5'06 (2.03m x 1.68m)
Comprising a suite of Villeroy & Boch sanitary ware to include a bath with mains fed shower over, low level w.c with concealed cistern and pedestal washbasin unit. Porcelanosa flooring and tiles, electric underfloor heating, heated chrome towel rail, obscured rear aspect window.

SECOND FLOOR LANDING
6'02 x 5'02 (1.88m x 1.57m)
Tomkinson Twist carpet, side aspect window, doors lead to the principle bedroom and office/bedroom five.

PRINCIPAL BEDROOM
16'1 x 14'7 (4.90m x 4.45m)
Featuring a pair of built-in mirrored double wardrobes, Tomkinson Twist carpet, radiator, front aspect shuttered window and rear aspect velux skylight. A door leads into;

EN-SUITE SHOWER ROOM
10'8 x 6'2 (3.25m x 1.88m)
Comprising a suite of Villeroy & Boch sanitary ware to include a walk-in mains fed shower, close coupled w.c and wall mounted washbasin unit. Porcelanosa flooring and tiles, electric underfloor heating, heated chrome towel rail, front aspect velux skylight.

HOME OFFICE
16'07 x 10'08 (5.05m x 3.25m)
A wonderful dedicated work from home space that could also be utilised as a fifth bedroom, radiator, rear aspect window with countryside views.

PARKING AND DETACHED GARAGE
The property benefits from a block paved driveway suitable for parking up to three vehicles in tandem, leading to the detached single garage accessed via an up and over door and having power and lighting, personal side door to the garden.

OUTSIDE
The well maintained front garden features a variety of shrubs, and path leading to the front entrance. The driveway is situated to the side of the house, with a gated access to the rear garden. The private and enclosed rear garden is also well maintained and features a patio seating area ideal for relaxing, entertaining and al fresco dining. There is additionally a lawn and fenced boundaries with open countryside to the rear.

SERVICES
Mains water, electricity, drainage and gas. Fibre broadband.

WATER RATES
Severn Trent Water Authority - Rate TBC

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

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.









MONEY LAUNDERING REGULATIONS

To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)

TENURE

Freehold

DIRECTIONS

Follow the A48 from Gloucester in the direction of Lydney and Chepstow, passing through the villages of Minsterworth, Chaxhill and Westbury-on-Severn. Proceed through the village of Broadoak, then turn right into Severnbank Avenue just before entering Newnham. Follow the road for a short distance where the property can be found on the right.

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 - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

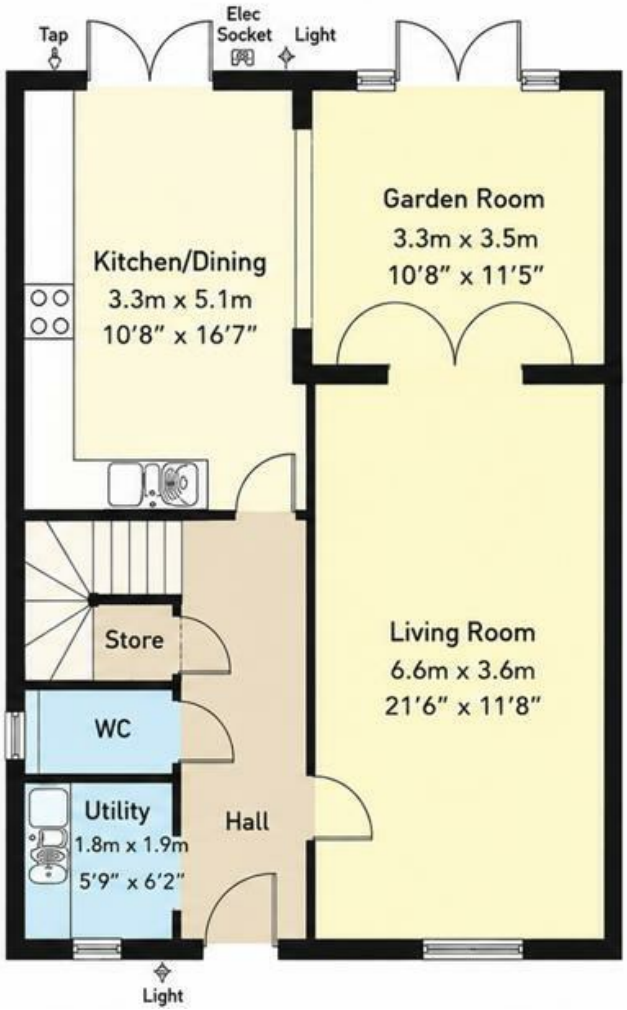
PROPERTY SURVEYS

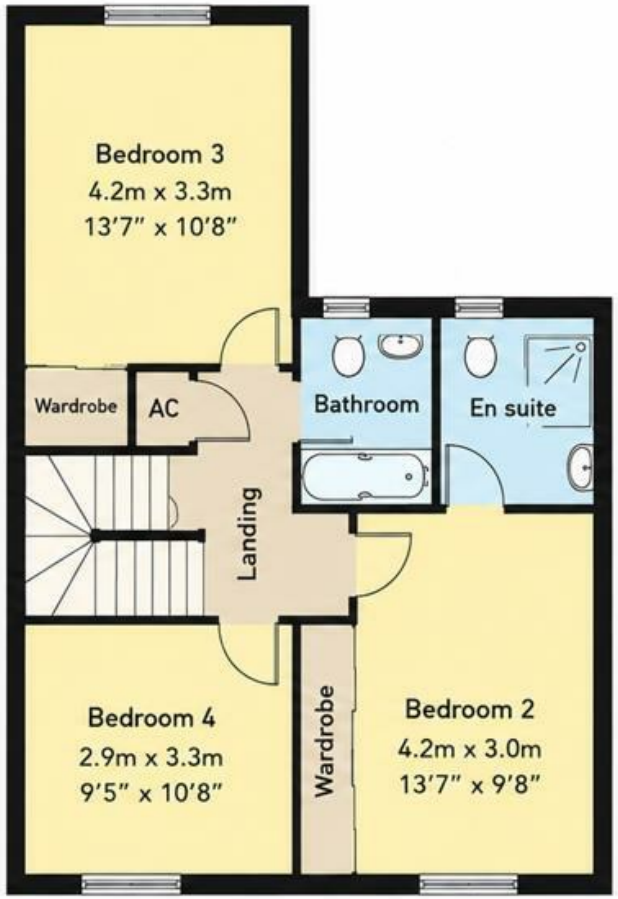
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



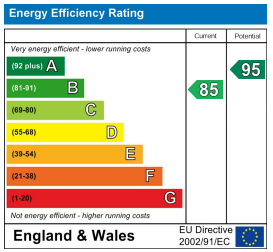


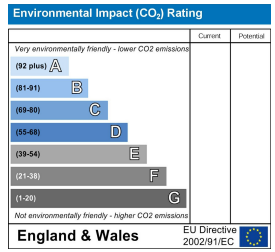












MISREPRESENTATION DISCLAIMER

All reasonable steps have been taken with the preparation of these particulars but complete accuracy 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.

