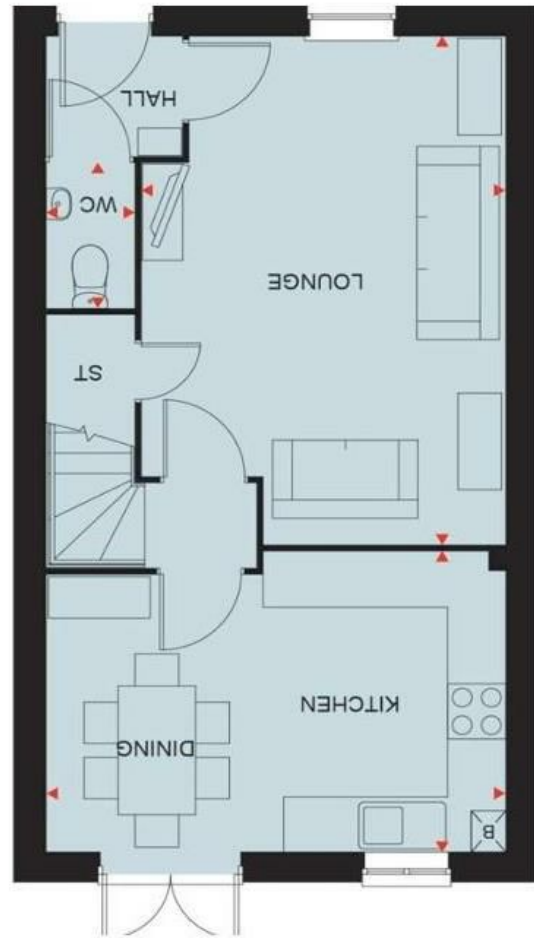
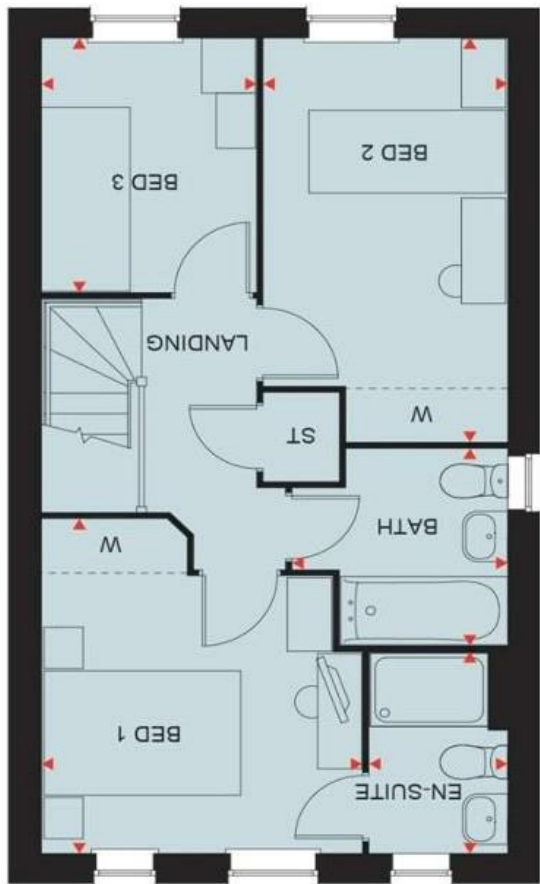
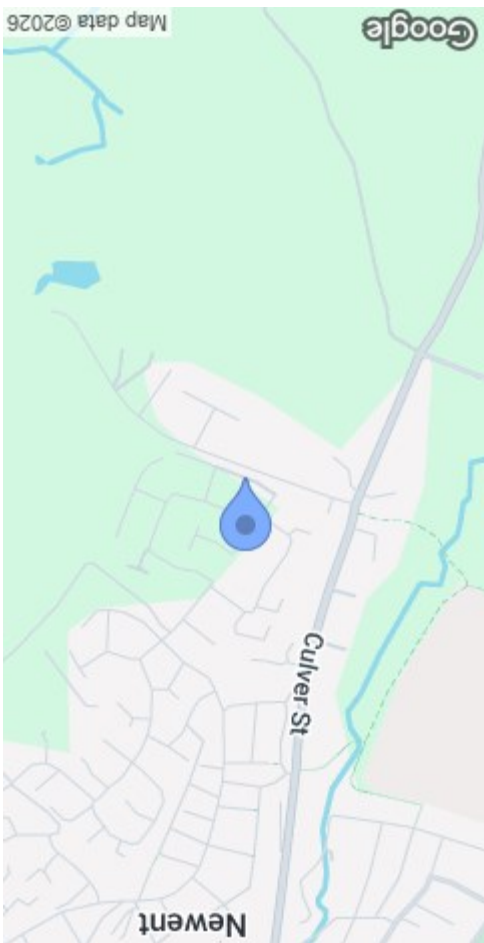




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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.

England & Wales	
Energy Rating	96
Environmental Impact (CO ₂) Rating	84



14 Kestrel Close
 Newent GL18 1FH

Guide Price £250,000

An EXCEPTIONAL TWO YEAR OLD THREE BEDROOM SEMI DETACHED FAMILY HOME with MASTER EN-SUITE, SPACIOUS ACCOMMODATION THROUGHOUT, ENCLOSED REAR GARDEN and OFF ROAD PARKING FOR TWO VEHICLES, IDEALLY SITUATED in a CUL-DE-SAC LOCATION with CONVENIENT CLOSE ACCESS TO LOCAL AMENITIES.

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 M50 takes you to Wales, Monmouth and Cardiff. Train Stations with access to all major cities including London can be found at Ledbury and Gloucester.



Entrance via composite front door into:

ENTRANCE HALL

Single radiator, door into:

CLOAKROOM

WC, wash hand basin with mixer tap, single radiator.

LOUNGE

15'08 x 12'4 (4.78m x 3.76m)

Laminate flooring, two radiators, door to understairs storage cupboard with consumer unit, front aspect window with fitted shutters, door leads to:

INNER HALLWAY

Single radiator.

KITCHEN / DINER

15'5 x 10'9 (4.70m x 3.28m)

Range of base and wall mounted units, laminated worktops and tiled splashbacks, single drainer sink unit with mixer tap, plumbing for washing machine, integrated cooker with four ring gas hob and extractor fan over, integrated fridge / freezer, integrated dishwasher, laminate flooring, under unit spotlighting, Ideal Logic combi boiler, rear aspect window, French doors to patio and gardens.

FROM THE INNER HALLWAY, A TURNING STAIRCASE LEADS TO THE FIRST FLOOR.

LANDING

Access to roof space, door to airing cupboard.

MASTER BEDROOM

10'8 x 9'4 (3.25m x 2.84m)

Built-in mirrored double wardrobes, single radiator, two rear aspect windows with fitted shutters.

EN-SUITE SHOWER ROOM

6'9 x 4'5 (2.06m x 1.35m)

Double shower cubicle with access via sliding glazed screen, inset shower system, tiled splashbacks, pedestal wash hand basin, WC, heated towel rail, extractor fan, side aspect frosted window.

BEDROOM 2

11'1 x 8'11 (3.38m x 2.72m)

Additional built-in mirrored wardrobes, radiator, front aspect window with fitted shutters.

BEDROOM 3

7'4 x 7'2 (2.24m x 2.18m)

Single radiator, front aspect window with fitted shutters.

FAMILY BATHROOM

7'2 x 5'9 (2.18m x 1.75m)

Panelled bath with mixer tap and inset shower system, tiled floor and splashbacks, WC, pedestal wash hand basin with mixer tap, heated towel rail, extractor fan, side aspect frosted window.

OUTSIDE

To the front of the property there is off road parking suitable for two vehicles, front borders planted with shrubs and bushes, EV charging point and canopy over front door. Gated side access leads to the rear with a generous side garden which is laid to patio with wooden garden shed. The rear garden has a small patio area, outside tap, lawned area, all enclosed by wood panelled fencing.

SERVICES

Mains electric and water, drainage and gas.

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 High Street into Gloucester Street taking the first right onto Onslow Road and then left onto Meek Road. Proceed along this road to the very end and turn left onto Manor Road. Continue along until taking a left hand turn into Kestrel Close, then an immediate right where the property can be found on the right hand side after a short distance 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.