



NEWENT

Offers over £400,000



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# 35 WEST VIEW

Newent, Gloucestershire GL18 1TE



Four bedroom detached family home  
Off road parking, enclosed generous gardens  
Sought after location

A four bedroom, three reception room detached family home, offering spacious living accommodation throughout, ample off road parking, generous enclosed gardens and being situated in the popular and sought after area of Newent.

A four-bedroom detached family home, benefitting from spacious living accommodation throughout, having ample off-road parking and generous enclosed rear gardens.

The property is situated in a quiet cul-de-sac and in the popular town of Newent, a thriving market town with a wealth of independent retailers found throughout the High Street. Newent also benefits from supermarkets, a primary and secondary school and community leisure centre. Newent also hosts many other sporting facilities having a golf club and active sporting teams: Newent RFC, Newent Town A.F.C, and Newent C.C.

With a choice of many countryside walks, transport links to nearby surrounding towns and cities, all within easy driving distance from the town, the property is ideally situated and caters for all.



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### KEY FEATURES

- Four bedroom detached family home
- Spacious living accommodation
- Three reception rooms
- Ample off road parking, enclosed gardens
- Quiet location
- Close to town centre and local amenities



# STEP INSIDE



From the entrance hallway, there are doors leading to the lounge, kitchen, study and W.C.

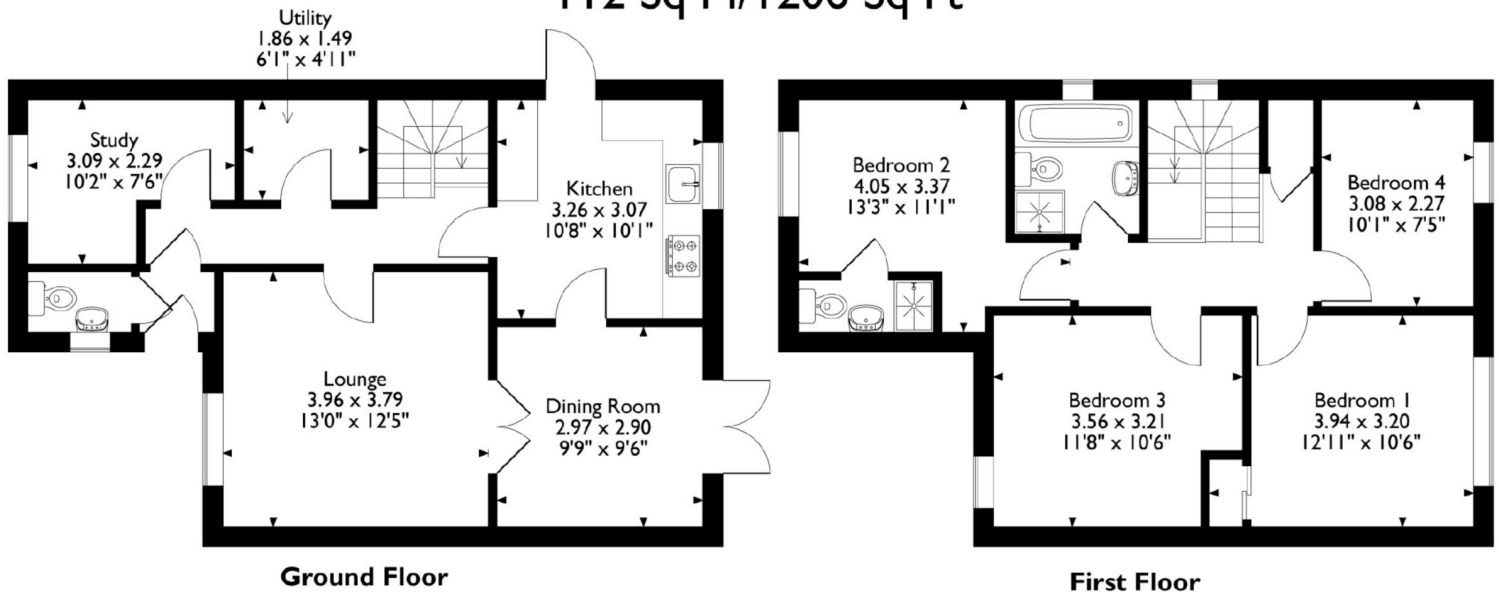
The lounge is to the front aspect, being a light and airy room, having a feature fireplace with gas fire inset. From the lounge, double doors open into the dining room, creating a sociable and free flowing space, fantastic for entertaining.

The dining room has French doors leading to the rear garden and a door into the kitchen.

The kitchen can also be accessed via the entrance hallway and has a range of fitted wall, base and drawer units, space for appliances, breakfast bar with stools underneath, window to the rear aspect and a side aspect door which gives access to both the front and rear of the property. Utility with space and plumbing for washing machine and tumble dryer.

The study is located at the front of the house, having ample power points, this room could also be an ideal play room.

## Approximate Gross Internal Area 112 Sq M/1206 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

To the first floor, a large landing area gives access into four bedrooms and the family bathroom.

The principal bedroom is to the rear, having built in wardrobes with sliding doors.

Bedroom two is a spacious room, having a window to the front and an en-suite cubicle unit housing a shower, wash hand basin and W.C.

Bedroom three and four are also generous sizes, with windows to the front aspect and rear respectively.

The family bathroom is a Modern suite comprising panelled bath with shower attachment, separate shower enclosure with electric shower unit, WC, hand basin, tiled flooring and frosted window to side aspect.

# STEP OUTSIDE



At the front of the property, one will find a driveway with tarmac and block paved areas.

There is gated side access which leads around to a pleasant garden at the rear which is mostly laid to lawn, patio area, garden sheds and backs onto the local primary school playing field giving a large degree of privacy.

The garden is enclosed by mature beds and borders and fencing.

## INFORMATION

Postcode: GL18 ITE

Tenure: Freehold

Tax Band: D

Heating: Gas

Drainage: Mains

EPC: D





## DIRECTIONS

From the Newent High Street head north towards the traffic lights, turning left onto the Ross Road. Take the third left onto Bradfords Lane, then the first left onto West View where the property can be found on the left hand side via our for sale board.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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