



NEWENT

Guide price **£400,000**



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3 BUZZARD ROW

Newent, Gloucestershire GL18 1FF



Spacious detached house
Four bedrooms, two bath, perfect for family living.
Attractive garden and a charming summer house,

This beautifully appointed property features four spacious bedrooms, two modern bathrooms, and a bright living room with a large bay window. The open-plan kitchen and dining area seamlessly connect to the garden, perfect for entertaining. Enjoy a charming outdoor space with a patio and summer house, plus parking for up to three vehicles. With local amenities and transport links nearby, this home combines comfort and convenience.

Newent is a delightful market town located in Gloucestershire, celebrated for its rich history and beautiful countryside. The town boasts a charming blend of historic architecture and modern conveniences, featuring a variety of local shops, inviting cafes, and traditional pubs. The lively market square often hosts community events. One of Newent's highlights is the picturesque Newent Lake, surrounded by a lovely park that provides a tranquil space for leisurely walks, picnics, and wildlife watching. The town is steeped in history, with notable landmarks such as the medieval church of St. Mary and the remnants of the old market hall, showcasing its heritage. Newent is also known for its friendly community and excellent motorway links to the M50 & M5, making it easy to access nearby cities while enjoying the peaceful rural lifestyle. With its unique charm and sense of community, Newent is an ideal place for families, retirees.



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KEY FEATURES

- Spacious detached house featuring four bedrooms and two modern bathrooms, perfect for family living.
- Well-appointed kitchen and dining area with built-in appliances and double doors leading to the garden.



STEP INSIDE



As you enter, you are welcomed by a spacious hallway that provides handy storage and access to the first floor. A convenient WC is also located here.

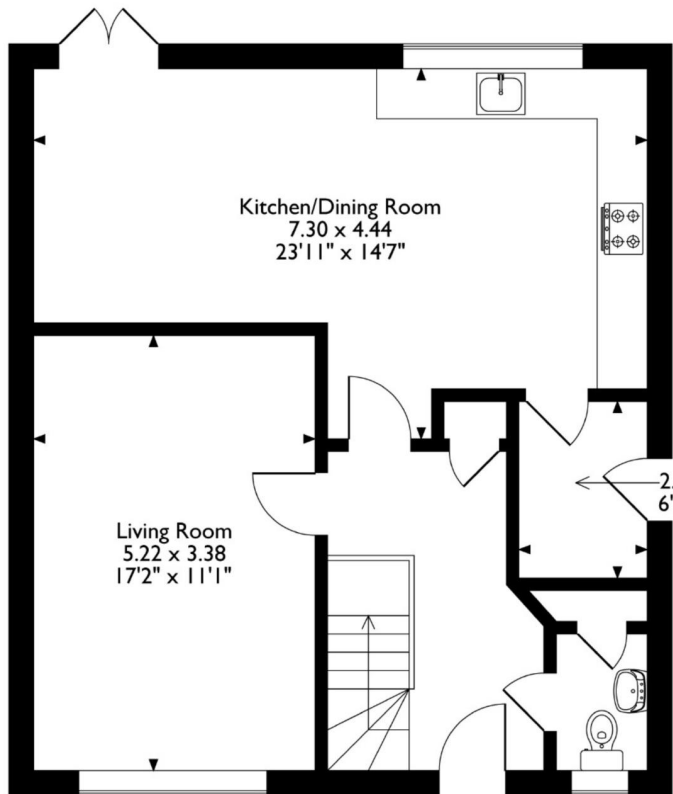
The living room, with its large bay window, floods the space with natural light, creating a warm and inviting atmosphere.

The kitchen, dining, and family room area is superbly appointed with modern base and wall-mounted units, built-in appliances, and a seamless flow to the family space, which opens to the garden through double doors.

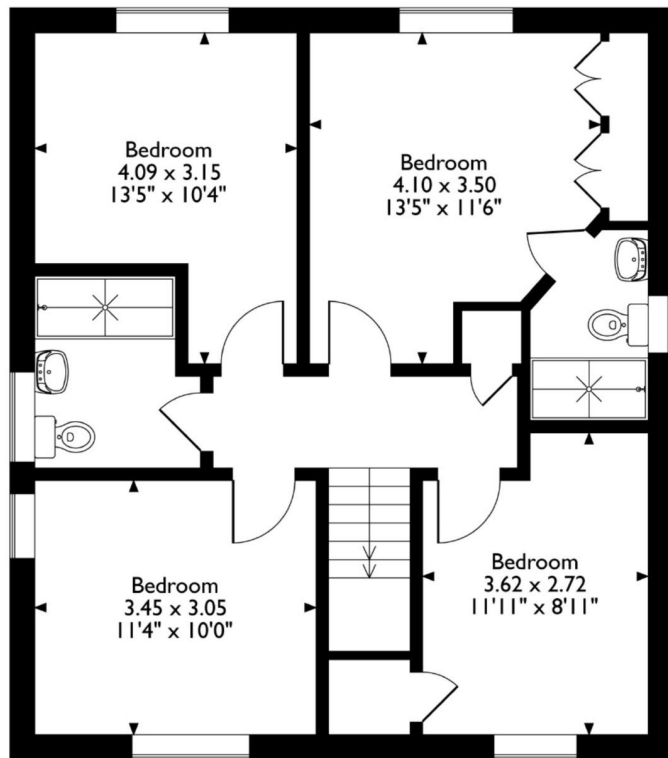
A utility room off the kitchen provides additional storage, plumbing for a washing machine, and access to the garden.

Upstairs, the landing features an airing cupboard and access to the loft. The master bedroom includes built-in wardrobes and an ensuite shower room, while the additional bedrooms offer ample natural light and storage. The family bathroom is modern and well-equipped.

Approximate Gross Internal Area 124 Sq M/1334 Sq Ft



Ground Floor



First Floor

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.

STEP OUTSIDE



Outside, a paved path leads to the front door, accompanied by a well-stocked flower bed. Gated side access leads to a rear garden that is primarily laid to lawn, complemented by a patio area ideal for outdoor entertaining.

The timber-built summer house provides a delightful retreat, and the pathway continues to the detached garage, which includes two additional parking spaces. This home truly combines style, space, and functionality.

INFORMATION

Postcode: GL18 1FF

Tenure: Freehold

Tax Band: E

Heating: Gas

Drainage: Mains

EPC: B





DIRECTIONS

From the High Street in Newent follow onto Broad Street and continue onto Church Street. Follow the road onto Gloucester Road where you will then turn right into Onslow Road. Turn left onto Meek Row follow the road to the end and turn right onto Manor Road and continue onto Buzzard Row follow the road round where you will find the property on your right hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A	85	94
(81-91)	B		
(69-80)	C		
(55-68)	D		
(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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