



Arlingham Way, Newnham
£525,000

4 bedroom semi-detached house for sale | Freehold

At first glance

- 4 bedrooms - 2 en-suite
- Driveway
- Garage
- Highly desirable location
- Open plan layout
- Secure, enclosed garden to rear
- Within NHBC warranty
- Within walking distance to Newnham-on-Severn

In detail

An immaculately presented, high specification; four/five double bedroom semi-detached property offering driveway providing parking, garage with power and lighting supply, enclosed garden to rear, and still within its NHBC warranty, situated on the outskirts of the popular village Newnham-on-Severn with views over the village's recreational grounds.

This property offers stylish and comfortable accommodation (a generous 185m² of internal living space) set over three floors. Internally, the ground floor comprises; entrance hall, utility room, cloakroom, lounge, kitchen and dining room. The first floor comprises; three bedrooms (one with en-suite) and bathroom. The second floor comprises; master bedroom with en-suite and office.

Externally, there is a driveway to the side offering parking with garage behind. The garage has power and lighting supply and benefits from an up-and-over door and side door into rear garden. The rear garden offers fantastic low-maintenance space outside and is laid to both patio and lawn.

Located on the outskirts of the historic village of Newnham, which sits on the banks of the River Severn and is rich with history dating back to Roman beginnings. This picturesque village now offers great opportunities for all age groups, with a range of amenities to include Village shop, library, Galleries, Cafes, Pub.

A wider range of facilities and activities also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn Crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.

Council Tax Band: E (Forest of Dean District Council)

Tenure: Freehold

Parking options: Driveway, EV Charging, Garage

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains





Entrance hall

Wood-effect flooring, access through to lounge, utility room, cloakroom and kitchen, stairs leading up to first floor.

Utility

Fitted unit at base level with worktop space, space and plumbing for washing machine and tumble dryer, sink unit with drainer, wall-mounted boiler, space for freestanding fridge freezer, window to front aspect, wood-effect flooring.

Cloakroom

WC, wash hand basin, window to side aspect, tiled splash backs, wood-effect flooring.

Lounge

Carpeted flooring, window to front aspect, opening through to dining room.

Dining Room

Wood-effect flooring, open plan layout with kitchen, French doors leading out to rear garden.

Kitchen

Fitted units at eye and base level with worktop space, integrated appliances to include; dishwasher, fridge freezer and dual ovens, sink unit with drainer, island unit with storage and breakfast bar, induction hob with extractor hood above, wood-effect flooring, window and door to rear aspect.

FIRST FLOOR:

Landing

Carpeted flooring, access to bedrooms 2, 3 and 4, access to bathroom, storage cupboard, stairs leading up to second floor.

Bedroom 2

Carpeted flooring, built-in wardrobes, window to front aspect, access to en-suite.

En-suite

WC, wash hand basin, walk-in shower enclosure, part tiled walls, tiled flooring, window to rear aspect, heated towel rail.

Bedroom 3

Carpeted flooring, built-in wardrobe, window to rear aspect.

Bedroom 4

Carpeted flooring, window to front aspect.

Bathroom

Bath with shower attachment, WC, wash hand basin, part tiled walls, tiled flooring, window to rear aspect, heated towel rail.

SECOND FLOOR:

Landing

Carpeted flooring, access to master bedroom and office.

Office 1

Carpeted flooring, window to rear aspect. Could also be utilised as a dressing room.

Master bedroom

Carpeted flooring, built-in wardrobes, window to front aspect, velux window to rear aspect, access to en-suite.

En-suite

WC, wash hand basin, walk-in shower enclosure, part tiled walls, tiled flooring, heated towel rail, velux window to front aspect.

Outside

To the side of the property, there is a driveway providing parking with garage behind having power and lighting supply. There is side access through to the rear garden.

The rear garden is laid to both patio and lawn and is well-maintained, offering a fantastic space for entertaining family members and guests.

Services

Mains water, electric, drainage and gas connected.



**** The heating system and services, where applicable, have not been tested. ****

Viewings

By prior appointment with Hills.

Rates

Council Tax Band: E

Please refer to https://www.counciltax.info/council/forest_of_dean for prices in the Forest of Dean and <https://www.gov.uk/council-tax-bands> for the Tax Band.

Water Rates

Severn Trent - to be advised.

Money Laundering Regulations

To comply with MLR, all prospective purchasers will be asked to produce ID documentation at the time of making an offer. We kindly ask for your cooperation during this.

Please note

An estate management charge of £292 pa is applicable.

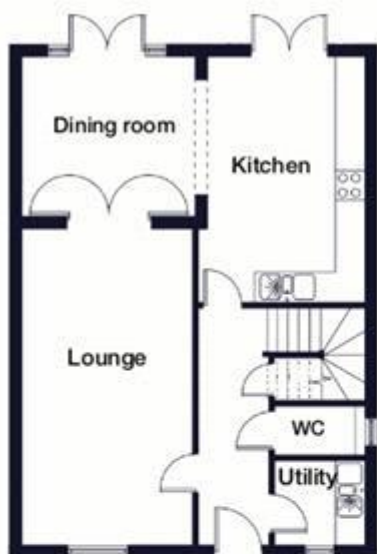


Town and Country



Commercial

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Ground floor

Dining room
3.3m x 3.5m 10'8" x 11'5"

Living room
6.6m x 3.6m 21'6" x 11'8"

Kitchen
3.3m x 5.1m 10'8" x 16'7"

Utility
1.8m x 1.9m 5'9" x 6'2"

Total living space
174.8 sqm / 1882 sqft



First floor

Bedroom 2
4.2m x 3.0m 13'7" x 9'8"

Bedroom 3
4.2m x 3.3m 13'7" x 10'8"

Bedroom 4
2.9m x 3.3m 9'5" x 10'8"



Second floor

Bedroom 1
4.5m x 4.9m 14'7" x 16'1"

Home office
3.3m x 5.1m 10'8" x 16'7"



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B	86	
(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

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.