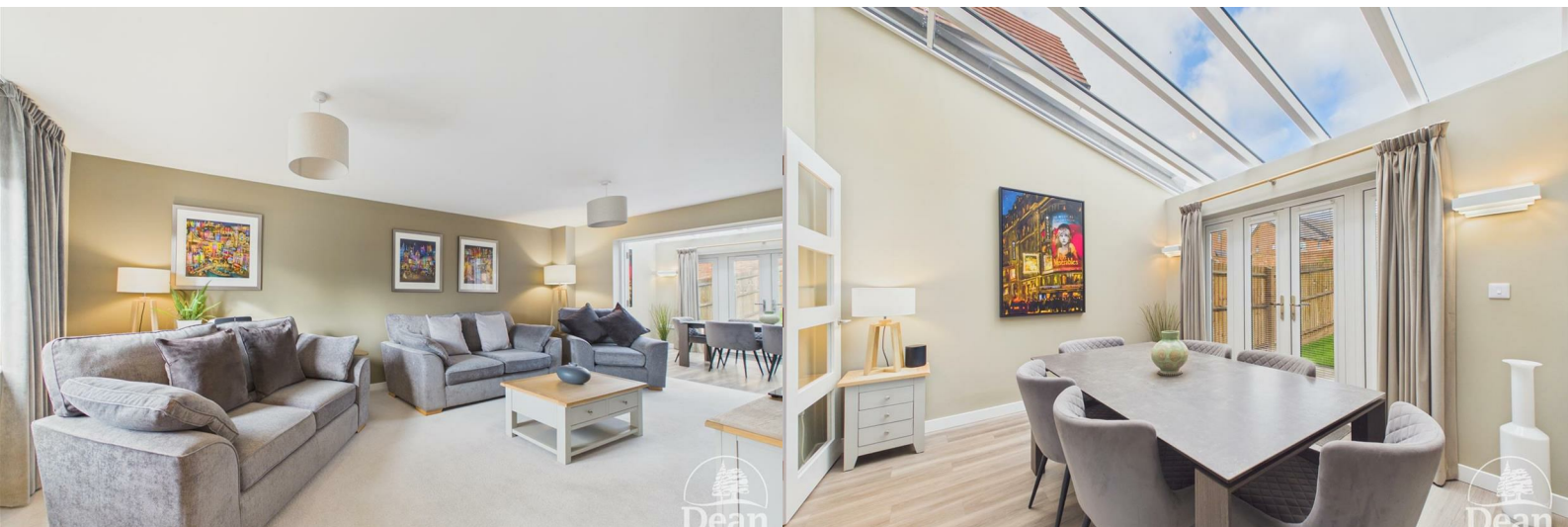




Arlingham Way

Newnham on Severn, GL14 1FB

£514,500

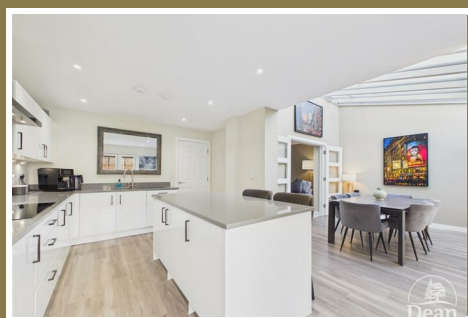
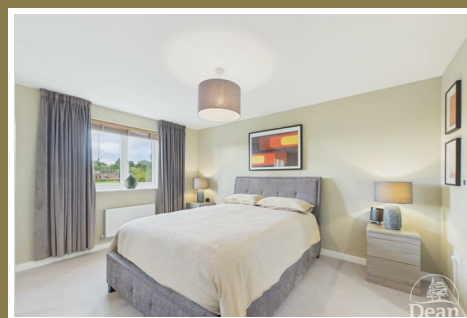


Take a look at this beautifully presented five-bedroom semi-detached home, built by the award-winning and highly regarded and industry recognized Freeman Homes. Arranged over three floors, the property offers spacious and versatile accommodation, finished with a range of quality features and designed to suit modern family living.

The ground floor is particularly impressive, with a generous lounge leading through to a stunning dining room featuring a striking glass roof that allows plenty of natural light to flood the space. The kitchen forms the heart of the home, complete with granite worktops, integrated appliances and a central breakfast island, with patio doors providing access to the garden. A separate utility room and downstairs WC add further practicality.

Across the upper floors are five well-proportioned bedrooms, including a principal bedroom with an en-suite shower room and a further en-suite to bedroom four. The property also benefits from underfloor heating throughout the ground floor.

Outside, the rear garden features an attractive porcelain patio leading onto a lawned area, enclosed by decorative walling and fencing. To the front, there is driveway parking and a detached garage with an electric vehicle charging point. The property also enjoys an attractive front outlook towards the surrounding countryside and fields, making this a particularly appealing family home.



Entrance Hallway:

16' x 4'8" (4.88m x 1.42m)

Composite partially glazed entrance door, stairs leading to the first-floor landing, useful cupboard space and underfloor heating control panel. Underfloor heating runs throughout the ground floor.

Lounge:

21'6" x 11'6" (6.55m x 3.51m)

UPVC double-glazed window to the front aspect, radiator, power points and television point. Double doors to the rear aspect provide access to the dining room.

Dining Room:

10'7" x 11'4" (3.23m x 3.45m)

UPVC double-glazed patio doors and windows to the rear aspect, feature glass roof allowing plenty of natural light, power points and an opening leading through to the kitchen.

Kitchen:

16'8" x 10'8" (5.08m x 3.25m)

Range of wall, drawer and base units with granite worktops, integrated dishwasher, oven, induction hob with extractor fan over, and integrated fridge/freezer. Central island incorporating additional cupboard storage and breakfast seating space. UPVC double-glazed patio doors provide access to the rear garden. Inset spotlights.

Utility Room:

5'7" x 6'2" (1.70m x 1.88m)

UPVC double-glazed window to the front aspect, range of wall, drawer and base units, Worcester combination boiler, space for a washing machine and under-counter fridge/freezer, and a one-and-a-half-bowl sink and drainer with mixer tap. Inset spotlights.

Downstairs WC:

3'3" x 5'6" (0.99m x 1.68m)

Close-coupled WC, wash hand basin with tiled splash back, partially tiled walls, UPVC double-glazed window to the side aspect and inset spotlights.

First-Floor Landing:

9'5" x 5'3" (2.87m x 1.60m)

Radiator, useful cupboard space, stairs leading to the second-floor landing and doors providing access to the first-floor bedrooms and bathroom.

Bedroom One:

13'7" x 9'9" (4.14m x 2.97m)

UPVC double-glazed window to the front aspect, large built-in wardrobes with hanging and shelving space, radiator and power points. Door leading to the en-suite shower room.

En-Suite Shower Room:

6'8" x 6'1" (2.03m x 1.85m)

Frosted UPVC double-glazed window to the rear aspect, double walk-in shower with mains shower over, close-coupled WC, wash hand basin with tap over, heated towel rail, shaver point and extractor fan. Partially tiled walls, tiled flooring and inset spotlights. Electric underfloor heating.

Bedroom Two:

13'6" x 10'9" (4.11m x 3.28m)

UPVC double-glazed window to the rear aspect, built-in wardrobes with hanging and shelving space, radiator and power points.

Bedroom Three:

9'4" x 10'10" (2.84m x 3.30m)

UPVC double-glazed window to the front aspect, radiator and power points.

Family Bathroom:

6'8" x 5'6" (2.03m x 1.68m)

Frosted UPVC double-glazed window to the rear aspect, modern paneled bath with shower over, close-coupled WC, wash hand basin with tap over, heated towel rail and shaver point. Partially tiled walls, tiled flooring, inset spotlights and extractor fan. Electric underfloor heating.

Second-Floor Landing:

6'3 x 5'4 (1.91m x 1.63m)

UPVC double-glazed window to the side aspect, power points and doors leading to the second-floor bedrooms.

Bedroom Four:

20 x 14'6 (6.10m x 4.42m)

UPVC double-glazed window to the front aspect, additional UPVC double-glazed Velux window to the rear aspect, two built-in wardrobes with hanging and shelving space, radiator, power points and loft access. Door leading to the en-suite shower room.

En-Suite Shower Room:

9'5 x 8'5 (2.87m x 2.57m)

UPVC double-glazed Velux window to the front aspect, double walk-in shower with mains shower over, close-coupled WC, wash hand basin with tap over, heated towel rail and shaver point. Partially tiled walls, tiled flooring, inset spotlights and extractor fan. Electric underfloor heating.

Bedroom Five:

16'9 x 10'8 (5.11m x 3.25m)

UPVC double-glazed window to the rear aspect, radiator and power points.

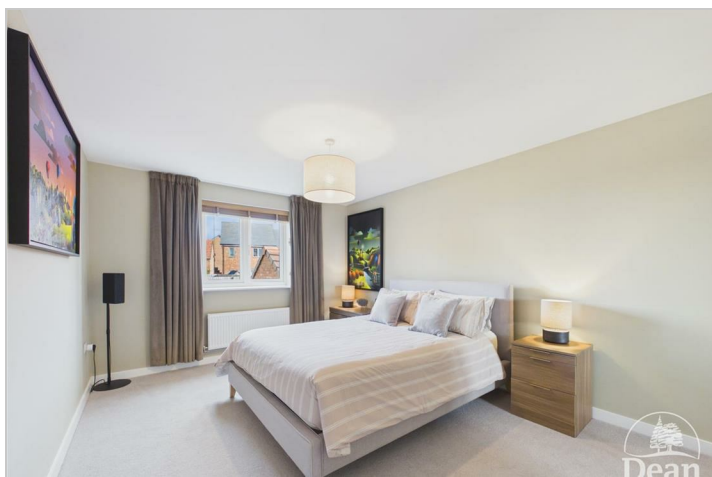
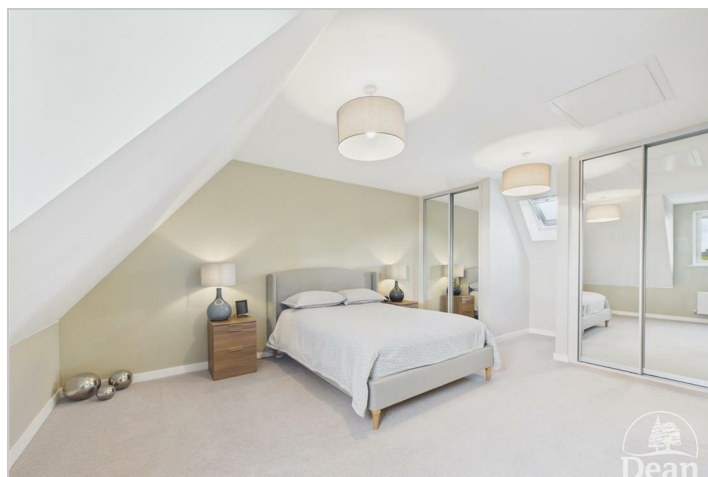
Outside:

To the front of the property, a driveway provides off-road parking, with a pathway leading to the main entrance and an attractive outlook towards the surrounding countryside and fields. To the rear, the garden features a stunning porcelain patio leading onto a lawned area, enclosed by decorative walling and fencing to provide a pleasant degree of privacy.

Garage:

19'9 x 10'3 (6.02m x 3.12m)

The garage is accessed via a manual up-and-over door and benefits from power, lighting, useful storage space and an electric vehicle charging point.



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As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form.

Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

Road Map



Hybrid Map



Terrain Map



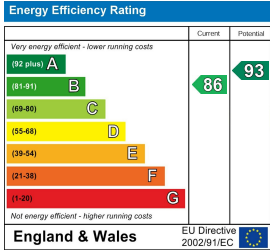
Floor Plan



Viewing

Please contact our Lydney Office on 01594 368202 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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