



## The Gables, Riverside Lane

Broadoak, Newnham on Severn, GL14 1JE

£650,000



Dean Estate Agents offer for sale this most stunning, well maintained, detached residence set within 0.6 acre of level grounds with a super size detached DOUBLE GARAGE, 4/5 bedrooms, three reception rooms, modern kitchen adjoining the conservatory, contemporary en-suite off the master bedroom, further family bathroom, cellar from the lower ground floor, utility room, cloakroom and spacious entrance hall.

The garden has, for ten years, hosted visitors in support of the National Gardens Scheme.

The detached double garage is of some size with space for four cars.

The house was re-wired in 2006.

Ultrafast fibre broadband, speed up to 500Mhbps, to be installed on 2 April 2024.

The Gables is a very spacious property throughout, one will only appreciate the overall size by viewing as soon as possible. Please call 01594 368202 to arrange your viewing appointment.



#### Entrance Hall:

16'6" x 6'4" (5.04m x 1.94m)

Approached via an obscured glazed door to the main entrance. One will find rooms to ground floor receptions, stairs to the first floor, door to the cellar, one double and one single power point, smoke alarm, wall lights.

One will find doors, mainly glass, to ground floor reception rooms and cellar. Stairs to the first floor.

#### Conservatory:

14'3" x 8'3" (4.35m x 2.54m)

With garden aspect view, constructed of UPVC double glazed windows and French style doors to garden, tiled flooring, wall lights, two double power points and garden views. Door to kitchen.

#### Kitchen:

13'1" x 9'10" (4.01m x 3.00m)

A modern kitchen comprising of base units with drawers, wall cupboards, integrated dishwasher and fridge, microwave, wooden worktop surfaces, composite sink unit with hot water cylinder beneath, integrated Bosch electric double oven and induction hob, extractor hood with light, tiled flooring, recess ceiling lights, six double power points, UPVC double glazed window to side aspect, radiator, pelmet lighting, door and window into conservatory.

#### Sitting Room:

13'2" x 13'8" (4.03m x 4.18m)

With side aspect UPVC double glazed window, tiled flooring, door to Entrance Hall, TV point, radiator, recess ceiling lights, wall lights, five double power points, archway to lobby area with doors to the separate Utility and Cloakroom.

#### Cloakroom:

5'10" x 2'6" (1.78m x 0.78m)

With low level WC, wash hand basin, UPVC double glazed window, radiator and tiled flooring

#### Utility Room:

9'4" x 5'4" (2.87m x 1.63m)

Rear aspect with fitted storage cupboards, UPVC double glazed window, three double power points, plumbing for washing machine, sink unit, worktop surface, mains consumer unit, radiator, house alarm control panel.

#### Dining Room:

15'3" x 13'10" (4.65m x 4.24m)

A stunning, formal dining room with bay double glazed window and further side double glazed window overlooking the gardens, wood flooring, two double radiators, four double power points, floating shelves, marble fire surround incorporating a Dimplex Opti-Myst Inset Fire.

#### Lounge:

24'9" x 12'1" (7.56m x 3.70m)

With both a stunning bay double glazed window to the front, two further double glazed windows to the side overlooking fields, wood flooring, wood burner, two radiators, six double power points, wall lights. A most spacious and comfortable lounge.

#### Steps down into lower lobby:

From the entrance hall is a glazed door and original stone steps down to the lower lobby area which provides access to the cellar.

#### Cellar:

9'3" x 9'8" (2.82m x 2.96m)

With power and lighting, barred window and shelving.

#### First Floor Landing:

Attractive galleried landing with double glazed window to the front aspect, one double and one single power point, radiator, access to loft space, exposed ceiling timbers, storage cupboard, boiler cupboard housing Ideal combination boiler and radiator, light and shelving. The loft space has a loft ladder, is party boarded with lights. The combination boiler is controlled by a Halo Combi Wi-Fi heating controller.

#### Master Bedroom:

13'7" x 13'6" (4.15m x 4.14m)

Rear aspect window, a superb range of quality fitted bedroom furniture comprising of floor to ceiling wardrobes, dressing area, integrated lighting, drawers, bedside tables, recess ceiling lights, exposed ceiling timbers, UPVC double glazed window, double radiator, four double power points, door to en-suite.

#### En-suite Shower Room:

8'5" x 7'7" (2.57m x 2.32)

A modern and contemporary suite comprising of a walk in double size shower cubicle having aqua panel walling, Mira shower controls upon entry, thermostatic shower, glass screens, floating bathroom cabinets (one with

shaver point) and co-ordinating WC unit and vanity sink unit with light and mirror above, UPVC double glazed window and radiator. Recess ceiling lights and heated towel rail.

#### Bedroom Two:

11'3" x 13'11" (3.43m x 4.26m)

Front aspect with double glazed windows overlooking the gardens, radiator and two double power points.

#### Bedroom Three:

12'2" x 11'6" (3.73m x 3.52m)

Front and side aspect double glazed windows, radiator and three double power points.

#### Bedroom Four:

8'1" x 8'8" (2.47m x 2.66m)

With window overlooking fields, radiator and one double and one single power points.

#### Bathroom:

6'4" x 9'10" (1.94m x 3.00m)

With corner shower cubicle, vanity wash hand basin unit, WC, bath, tiled splash backs, two UPVC double glazed windows, shaver point, recess ceiling lights, radiator and illuminated mirror.

#### Office:

6'7" x 6'7" (2.01m x 2.01m)

UPVC double glazed window with views over the gardens, five double power points, access to loft space and spotlights.

#### Garden:

The garden has formal lawns, colourful herbaceous, rose beds, shrubberies, hidden long border, mini stumpery with hostas, bamboos, grasses, wild flower meadow with soft fruits and fruit trees, wild life pond, allotment size productive potager vegetable plot, 12' x 8' (3.6m x 2.4m) greenhouse with power, lighting and water; and composting bin area. The security lit parking area at the end of the garden is serviced by electricity and water.

#### Garage:

The detached double garage currently houses two cars, leaving space for lawnmowers, bikes, garden tools, bench, chest freezer. It has LED strip lights and seven double power points. It incorporates a cloakroom, a stainless-steel sink, a part boarded lit 'loft', outside water tap and access into the garden. It has its own security alarm system.

#### External Lighting:

The house and garage is surrounded by security lighting controlled by motion sensors.



Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability or availability with respect to the website or the information, products, services, or related graphics contained on the website for any purpose.

These details do not constitute any part of any Offer, Contract or Tenancy Agreement.

Photographs used for advertising purposes may not necessarily be the most recent photographs, although every effort is made to update photographs at the earliest opportunity. Any reliance you place on such information is therefore strictly at your own risk. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright. You must obtain permission from the owner of the images to reproduce them.

Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.

Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

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.

## Aerial Map



## Hybrid Map



## Terrain Map



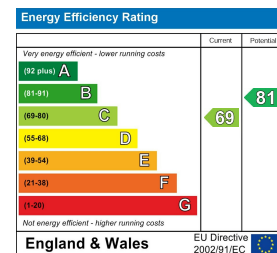
## Floor Plan



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.