



## Arlingham Way

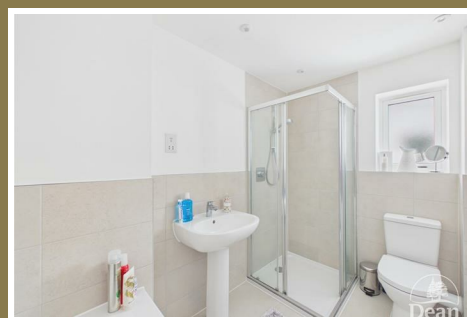
Newnham, GL14 1FB

£265,000



A beautifully presented two double bedroom home, built in 2023 by award-winning developers Freeman Homes with the addition of six months builders warranty remaining, and situated within the popular village of Newnham. Offering modern living throughout, this stylish property is ideal for first-time buyers, investors or those looking to downsize.

The property benefits from a spacious open plan lounge/diner, a contemporary fitted kitchen with integrated appliances, and two generous double bedrooms, both enjoying their own en-suite facilities. Externally, the home offers a private enclosed rear garden and off-road parking for two vehicles.



The property is accessed via a partially glazed composite door into:

#### Entrance Hallway:

3'8 x 10'1 (1.12m x 3.07m)

Radiator, stairs to first floor landing, heating control panel, fuse board and door to:

#### W.C.

3'1 x 5'8 (0.94m x 1.73m)

Front aspect UPVC double glazed frosted window, close coupled WC with tiled surround, wash hand basin with mixer tap, radiator, tiled flooring, ceiling spotlights and extractor fan.

#### Lounge / Diner:

15'8 x 17 (4.78m x 5.18m)

Rear aspect UPVC double glazed window and patio doors providing access to the garden. Understairs storage cupboard, radiator, power points and TV point. Opening to:

#### Kitchen:

8 x 10'1 (2.44m x 3.07m)

Front aspect UPVC double glazed window. Fitted with a range of base and wall units, built-in NEFF oven, gas hob with extractor over, integrated fridge/freezer, dishwasher and washing machine. One and a half bowl sink with mixer tap,

Worcester combination boiler, power points and inset ceiling spotlights.

#### First Floor Landing:

3'5 x 6'4 (1.04m x 1.93m)

Loft access and doors to:

#### Bedroom One:

13'6 x 9'9 (4.11m x 2.97m)

Dual aspect UPVC double glazed windows, radiator, power points, TV point and built-in wardrobes with hanging and shelving. Over stairs storage cupboard and door to:

#### En-Suite:

8'9 x 6'4 (2.67m x 1.93m)

Side aspect UPVC double glazed frosted window, paneled bath with taps over, separate walk-in shower with mains shower, wash hand basin with mixer tap, low level WC, heated towel rail, partially tiled walls, tiled flooring, ceiling spotlights, extractor fan and shaver point. Underfloor heating.

#### Bedroom Two:

9'9 x 10'8 (2.97m x 3.25m)

Rear aspect UPVC double glazed window, radiator, power points, TV point and built-in wardrobes. Door to:

### En-Suite:

3'2 x 10'7 (0.97m x 3.23m)

Rear aspect UPVC double glazed frosted window, walk-in shower with mains shower, wash hand basin with mixer tap, low level WC, heated towel rail, tiled flooring, partially tiled walls, ceiling spotlights and extractor fan. Underfloor heating.

### Outside:

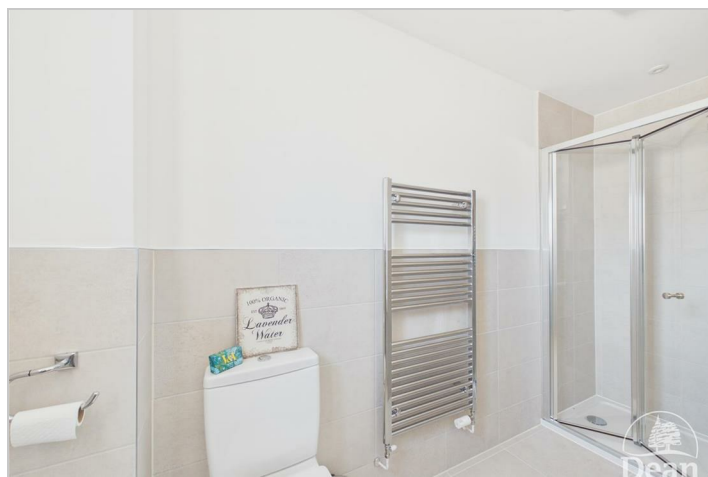
To the front, the property benefits from off-road parking for two vehicles.

The rear garden is private and enclosed, featuring

a patio seating area leading to a lawn. The garden is bordered by fencing and walling, with side access.

### Agents Note:

There is a estate management charge of £250 per year.



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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



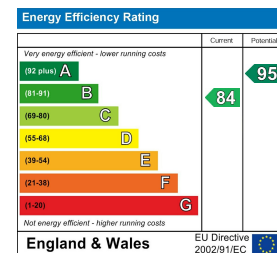
## Floor Plan



## 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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