



## 13 New Close Avenue, Forsbrook

£299,950 Freehold

- Extended upstairs accommodation, featuring a spacious dual-aspect principal bedroom with ensuite
- Occupying a generous plot with ample parking, a useful garage, and a great-sized rear garden enjoying field views
- Cosy living room with log burner, alongside a bright and airy kitchen diner complete with storage and a handy WC
- Recently replaced uPVC double glazing throughout, giving the property a fresh and modern feel
- Situated on a quiet road in Forsbrook, with countryside walks on the doorstep and a local shop and pub nearby



*New job, new family, new ambitions, new memories; whatever your next chapter looks like, this home is ready for it.* Enjoying beautiful countryside views and a garden that truly steals the show, this is a property perfectly suited to becoming a forever home. An attractive paved driveway welcomes you in, providing ample parking for both family and guests, while a handy carport offers convenient access to the detached tandem garage. Step inside and a bright, airy hallway sets the tone. The living room is flooded with natural light thanks to recently upgraded uPVC windows, while a feature log burner with fire surround creates a wonderfully cosy setting for quiet evenings in or bringing everyone together. To the rear of the property, a spacious kitchen diner offers ample cupboard space alongside room for a cooker, fridge and washing machine. Positioned perfectly above the sink, the window frames lovely views across the colourful garden; almost enough to make washing up enjoyable! From here, you'll also find a useful downstairs W/C and a generous storage cupboard, ideal for utilities or keeping everyday essentials neatly tucked away. Upstairs, plush new carpets lead to two well-proportioned double bedrooms and a family bathroom fitted with a shower-over-bath suite. The principal bedroom is a particularly impressive space, enjoying stunning views, and the added benefit of an en-suite shower room. The garden has been beautifully maintained, with a patio perfectly positioned outside the rear doors; an ideal spot to enjoy a morning coffee against a stunning countryside backdrop. Beyond this, the garden stretches away into a vibrant haven bordered by colourful flowers and mature shrubs, leading down to a productive vegetable patch and greenhouse. Whether you're green-fingered or simply enjoy relaxing in peaceful surroundings, this outdoor space is something truly special. All of this is set within the sought-after village of Forsbrook, offering scenic walks, a convenience store, local pub, and both primary and high schools within easy reach. For commuters, nearby Blythe Bridge provides a train station and excellent access to the A50, making travel simple in every direction.



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Council Tax band: B

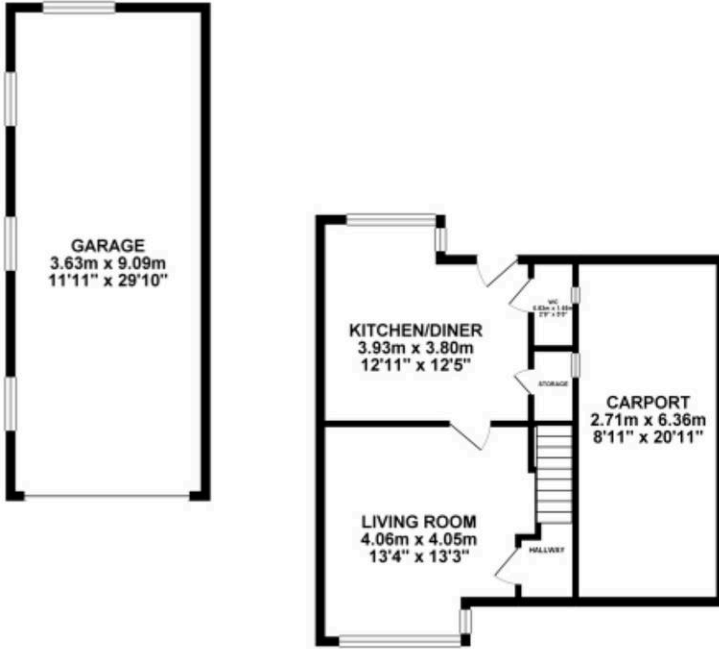
Tenure: Freehold

EPC Energy Efficiency Rating: C

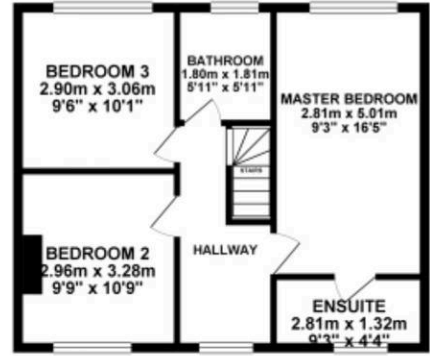
EPC Environmental Impact Rating: C



GROUND FLOOR 84.19 sq. m.  
( 906.23 sq. ft. )

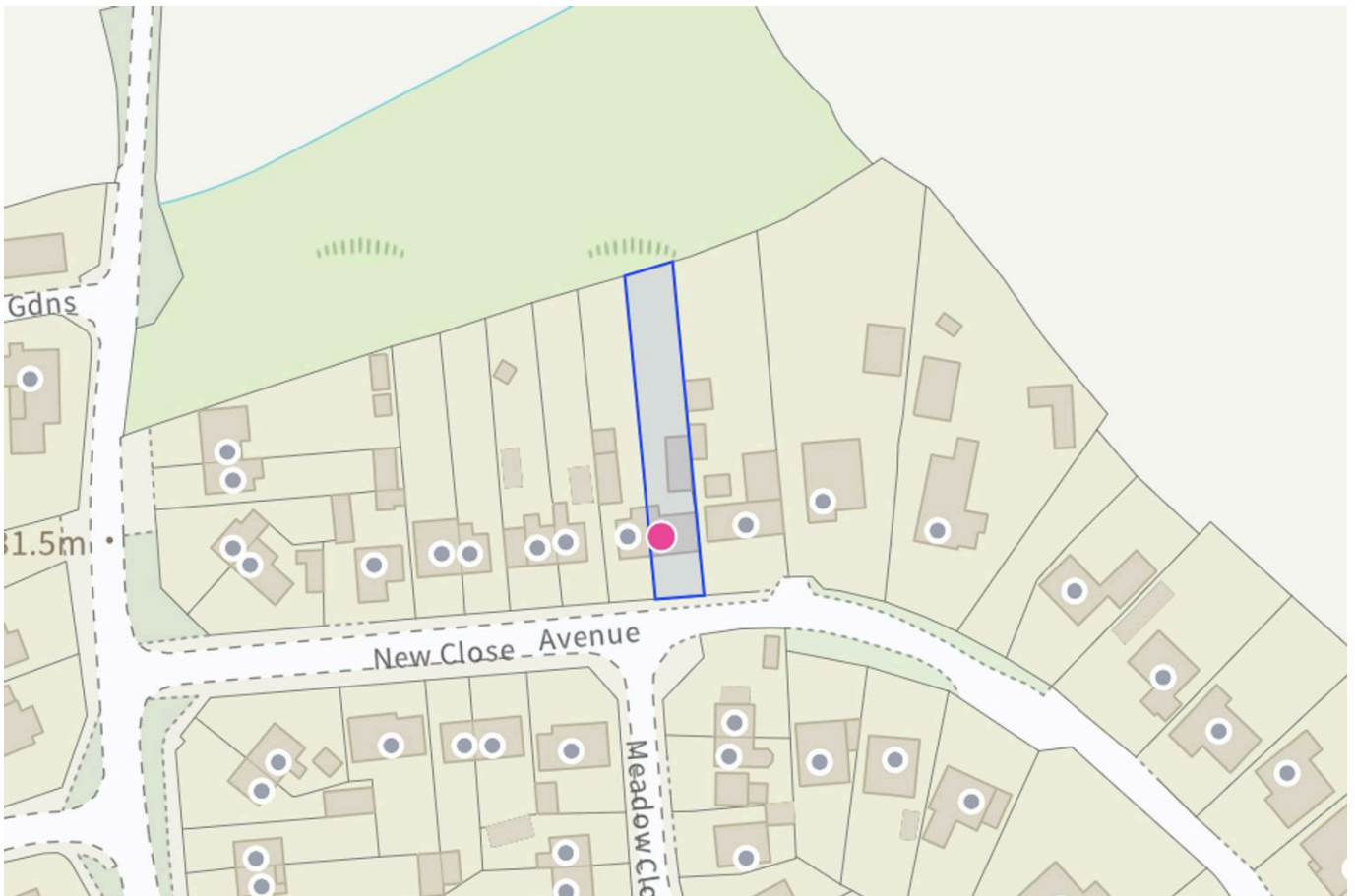


1ST FLOOR 47.88 sq. m.  
( 515.35 sq. ft. )



TOTAL FLOOR AREA : 132.07 sq. m. ( 1421.58 sq. ft. ) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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