



## 29 Aster Close

Twigworth, Gloucester, GL2 9GY

**Offers in excess of £475,000**



Constructed just three and a half years ago by WainHomes, the property offers spacious and beautifully presented accommodation throughout, perfectly suited to modern family living.

The home boasts three generous reception rooms and a well-balanced layout across both floors, creating a versatile and comfortable living environment. The accommodation comprises a welcoming entrance hallway, cloakroom, spacious lounge, and a stylish open-plan kitchen/diner, perfect for modern family living and entertaining.

Upstairs, the property offers four double bedrooms, including a principal bedroom with en-suite, alongside a well-appointed family bathroom.

Externally, the home boasts a magnificent rear garden, providing an excellent outdoor space, with the added benefit of a garage and driveway located to the rear.



**Entrance Hallway**

Approached via Upvc double glazed front door, radiator, laminate flooring, doors to cloakroom, lounge & open plan kitchen/diner. Stairs leading to first floor.

**Cloakroom**

Upvc frosted double glazed window to front, low level wc & pedestal wash hand basin, radiator, partly tiled walls, laminate flooring.

**Lounge**

Upvc double glazed windows to front & Upvc double glazed french doors to side, television point, two radiators, power points, built in storage with recessed down lights.

**Open Plan Kitchen/Diner & Utility**

Upvc double glazed windows to both front & side, Upvc double glazed door to rear, eye & base level units with roll edge work tops, sink/drain, electric double oven with separate gas hob & hood, breakfast bar, built in fridge/freezer & dishwasher, space for washing machine, cupboard housing combination boiler, under stairs storage cupboard, radiator, power points, recessed down lights, laminate flooring.

**First Floor Landing**

Access to loft via hatch, power point, radiator, doors to all rooms.

**Bedroom 1**

Upvc double glazed windows to front, radiator, power points, door to:

**En-Suite**

Upvc frosted double glazed window to front, shower cubicle, low level wc & pedestal wash hand basin, heated towel rail, recessed down lights, partly tiled walls, laminate flooring.

**Bedroom 2**

Upvc double glazed windows to both front & side, radiator, power points.

**Bedroom 3**

Upvc double glazed window to side, radiator, power points.

**Bedroom 4 ( Current Study)**

Upvc double glazed window to side, radiator, power points.

**Family Bathroom**

Upvc frosted double glazed window to rear, panelled bath with separate shower cubicle, low level wc & pedestal wash hand basin, partly tiled walls, recessed down lights.

**Rear Garden**

A wonderfully maintained garden which is partly paved, mainly laid to lawn with a raised decking area. A variety of flower & shrub borders. Gated side access.

**Garage**

Up & over door with power & lighting & has a partly boarded area providing additional storage.

**Tenure**

Freehold. Please note there is annual service charge of £384.00.

**Services**

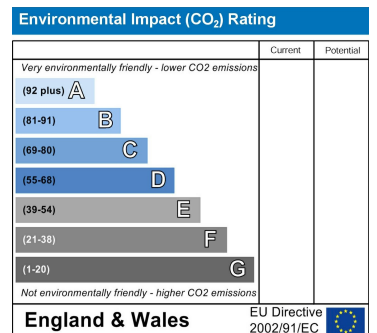
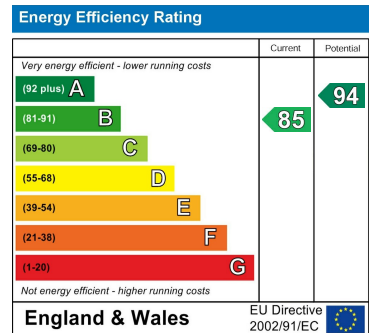
Mains water, gas, electricity & drainage.

**Local Authority**

Tewkesbury Borough Council- Band E

**Awaiting Vendor Approval**

These details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



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To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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