



## 35 Blackthorn Road

Twigworth, Gloucester, GL2 9JR

**Offers in excess of £475,000**



Murdock & Wasley Estate Agents are delighted to bring to market this stylish four-bedroom detached home, situated within the highly sought-after Twigworth development.

Built in 2025 and offered to the market chain free, the property provides spacious and modern accommodation throughout. The ground floor features a welcoming lounge, a separate study, and an impressive open-plan kitchen/dining room with doors opening onto the rear garden, creating an ideal space for both everyday family life and entertaining.

Upstairs, there are four well-proportioned bedrooms, including a generous master bedroom complete with its own en-suite shower room.

Outside, the property benefits from a low-maintenance rear garden, private driveway parking, and a pleasant open outlook to the front, enhancing its attractive position within the development.

A beautifully presented family home, offering contemporary living in a desirable location.



**Entrance Hall**

Accessed via upvc double glazed door, power points, wall mounted radiator, stairs to first floor landing. Doors lead off:

**Study**

Power points, wall mounted radiator, front aspect upvc double glazed window.

**Lounge**

Television point, data point, power points, wall mounted radiator, front aspect upvc double glazed window.

**WC / Utility**

Suite comprising range of floor mounted units, laminate worktops, appliance points, power points, space for washing machine, low level wc, pedestal wash hand basin with mixer tap over, partly tiled walls, wall mounted radiator, vinyl flooring.

**Kitchen / Dining Area**

Range of base, drawer and wall mounted units, one and a half bowl sink unit with mixer tap over, laminate worksurfaces. Appliance points, power points, integral eye level oven/grill, five ring gas hob with extractor hood over, integral fridge freezer. Space for dishwasher and washing machine. Wall mounted radiator, vinyl flooring, inset ceiling spotlights, rear aspect upvc double glazed window and bi-folding doors leading to the garden.

**Landing**

Power points, access to loft via hatch, double door to storage cupboard. Doors lead off:

**Bedroom One**

Power points, wall mounted radiator, built in wardrobes, front aspect upvc double glazed window. Door leads off:

**Ensuite**

Suite comprising low level wc, pedestal wash hand basin with mixer tap over, double step in cubicle with shower over, wall mounted heated towel rail, partly tiled walls, vinyl flooring, side aspect frosted upvc double glazed window.

**Bedroom Two**

Power points, wall mounted radiator, front aspect upvc double glazed window.

**Bedroom Three**

Power points, wall mounted radiator, rear aspect upvc double glazed window.

**Bedroom Four**

Power points, wall mounted radiator, rear aspect upvc double glazed window.

**Bathroom**

Suite comprising low level wc, pedestal wash hand basin with mixer tap over, panelled bath with mixer tap and shower over, wall mounted heated towel rail, partly tiled walls, vinyl flooring, side aspect frosted upvc double glazed window.

**Garage**

Accessed via up'n'over door with power points & over head lighting.

**Outside**

To the front of the property a small garden laid to lawn and low level shrubs is divided by a path leading to the front door.

To the side of the property a tarmac driveway provides parking for at least two vehicles directly in front of the garage with a further EV charging point. A wooden gate leads to the rear.

To the rear of the property a patio leads down to a garden laid to lawn whilst enclosed by wooden fencing.

**Services**

Mains water, gas, electricity, solar and drainage.

**Tenure & Charges**

Freehold

Estate Management Charge: £150 Per Annum

**Local Authority**

Tewkesbury Borough Council

Tax Band: E

**Awaiting Vendor Approval**

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		92	92
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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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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