



18 Halfpenny Close

Twigworth, Gloucester, GL2 9GX

£375,000



Murdock and Wasley Estate Agents are thrilled to bring to market this exceptional modern detached home, with stylish contemporary features throughout. Built in 2023, this property offers a fantastic opportunity for families seeking comfort and practicality. With the added benefit of a remaining NHBC warranty this home is move-in ready for its next owners. The ground floor accommodation comprises an inviting entrance hallway, a convenient cloakroom, a cosy lounge and a spacious open-plan kitchen/diner with a utility room. Upstairs, you'll find three generously sized bedrooms, including a master with en-suite, alongside a modern family bathroom.

Externally, the property features an enclosed rear garden, perfect for relaxing or entertaining, as well as a garage and parking to the rear.



Entrance Hallway

Accessed via composite door, wall mounted radiator, stairs to first floor landing. Doors lead off:

Lounge

Television point, data point, wall mounted radiator, front aspect upvc double glazed window, rear aspect upvc double glazed french door leading to garden.

Kitchen / Dining Area

Range of base, wall and drawer mounted units, laminate worksurfaces, one and half bowl stainless steel sink unit with a mixer tap over. Appliance points, power points, oven/ grill with four ring induction hob and extractor hood over. Integral dishwasher and fridge freezer. Breakfast bar, space for dining table, front and side aspect upvc double glazed windows. Door leads off:

Utility

Range of base mounted units, laminate worksurfaces, single stainless steel sink unit with a mixer tap over. Appliance points, power points, integral washing machine, side aspect upvc double glazed door leading to driveway.

Cloakroom

Suite comprising, low level wc, pedestal wash basin with mixer tap over, wall mounted radiator and over head lighting.

First Floor Landing

Access to loft via hatch, door to airing cupboard, door lead off:

Bedroom One

Television Point, power points, wall mounted radiator, built in wardrobes, front side and rear aspect upvc double glazed windows. Door leads off:

Ensuite

Suite comprising low level wc, pedestal wash hand basin with mixer tap over, double step in cubicle with shower over, partly tiled walls, rear aspect frosted upvc double glazed window.

Bedroom Two

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

Bedroom Three

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

Bathroom

Suite comprising low level wc, panelled bath with mixer taps and shower over, partly tiled walls, front aspect frosted upvc double glazed window.

Outside

To the front of the there is a garden mainly laid to lawn.

To the side of the property and tarmacadam driveway provides parking for three vehicles in front of the garage. A wooden gate provides access through to the garden,

To the rear of the property a flagstone patio leads down to a garden partly laid to lawn and partly laid to decorative stone, providing space for garden furniture, enclosed by walls and wooden fencing.

Garage

Up & Over door with power and lighting.

Services

Mains water, gas, electricity & drainage.

Tenure

Freehold

Estate Charges

Estate Management Charge: Circa £200

Local Authority

Tewkesbury Borough Council

Council Tax Band: D

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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.

95 Maidenhall, Highnam, Gloucester, GL2 8DJ email: office@mwea.co.uk

GLOUCESTER 01452 682952 FOREST OF DEAN 01594 888624 WWW.MWEA.CO.UK

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at Maidenhall, Highnam, Gloucester, GL2 8DJ

