



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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(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	

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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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