



40 Apley Road

Twigworth, Gloucester, GL2 9RZ

Offers in excess of £495,000



We are delighted to present this exceptional four double bedroom detached family home, tucked away in a private position on a highly sought-after modern development. Built just two and a half years ago by Bloor Homes, the property offers spacious, beautifully presented accommodation throughout, perfectly suited to growing families.

Featuring three generous reception rooms and well-balanced living space across both floors, this is a home that truly stands out from the rest.



Entrance Hallway

Approached via a double glazed front door, the entrance hallway features lino flooring, power points, and stairs leading to the first floor with under-stairs storage. There are additional storage cupboards and doors leading to the study, cloakroom, kitchen/diner, and lounge.

Cloakroom

Cloakroom comprising a low-level WC and pedestal wash hand basin, with lino flooring, radiator, and towel rail.

Study

Upvc double glazed windows to the front, with radiator, lino flooring, and power points.

Lounge

Upvc double glazed French doors to the rear, television point, radiator, and power points. Door leading through to the open-plan kitchen/diner.

Open Plan Kitchen/Diner

Upvc double glazed box bay window to the front and Upvc double glazed French doors to the rear. Lino flooring, two radiators, power points, and under-stairs storage cupboard. Kitchen fitted with eye and base level units with roll edge worktops, sink/drain, electric double oven with separate gas hob and hood, built-in fridge/freezer and dishwasher, space for additional appliances, and a breakfast bar.

First Floor Landing

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

Bedroom 1

Upvc double glazed windows to rear, radiator, power points, built in wardrobes, door to:

En-Suite

Upvc frosted double glazed window to side, shower cubicle, low level wc & pedestal wash hand basin, partly tiled walls, recessed down light, radiator.

Bedroom 2

Upvc double glazed windows to rear, radiator, power points.

Bedroom 3

Upvc double glazed windows to front, radiator, power points, built in storage.

Bedroom 4

Upvc double glazed windows to front, radiator, power points.

Bathroom

Upvc double glazed frosted window to side, panelled bath with shower over, separate shower cubicle, low level wc & pedestal wash hand basin, shaver point, heated towel rail.

Rear Garden

An enclosed and private garden, partly paved and mainly laid to lawn, with gated side access.

Garage

Up & over door.

Tenure

Freehold. Please note there is an annual service charge for the development of £180 per annum.

Services

Mains water, gas, electricity & drainage.

Local Authority

Tewkesbury Borough Council- Band F

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		92
(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	

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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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