



2 Leighton Close

Twigworth, Gloucester, GL2 9GN

Offers in excess of £385,000



We are delighted to bring to market this immaculately presented three-bedroom detached family home, situated on the edge of the highly sought-after Twigworth Green Development.

Built in 2022, the property still benefits from a 7-year NHBC warranty and offers stylish, modern living throughout. Externally, the home boasts a low maintenance side garden featuring a charming wooden-built cabin and covered seating areas, ideal for entertaining or relaxing. A driveway provides off-road parking and leads to a detached garage.



Entrance Hallway 7'11 x 6'0 (2.41m x 1.83m)

Approached via double glazed front door, radiator, tiled flooring, stairs leading to first floor, doors to cloakroom, kitchen/diner & lounge.

Cloakroom 6'0 x 4'8 (1.83m x 1.42m)

Low level wc & pedestal wash hand basin, tiled flooring, radiator.

Lounge 18'0 x 10'10 (5.49m x 3.30m)

Upvc double glazed windows to front & Upvc double glazed french doors to side, television point, radiator, power points, tiled flooring.

Kitchen/Diner 17'10 x 10'3 (5.44m x 3.12m)

Upvc double glazed windows to front & two Upvc double glazed windows to side, eye & base level units with roll edge work tops, built in fridge/freezer & dishwasher, sink/drain, electric oven with induction hob & hood, tiled flooring, radiator, power points, partly tiled walls, recessed down lights, door to:

Utility 6'0 x 5'3 (1.83m x 1.60m)

Double glazed door to rear, base level units with roll edge work tops, sink/drain, plumbing for washing machine, wall mounted combination boiler, radiator, tiled flooring.

First Floor Landing 12'1 x 6'6 (3.68m x 1.98m)

Upvc double glazed windows to side, access to loft via hatch, airing cupboard, radiator. Doors to all rooms.

Bedroom 1 11'6 x 9'6 (3.51m x 2.90m)

Upvc double glazed windows to side & front, radiator, power points, opening to:

Dressing Room 6'1 x 6'0 (1.85m x 1.83m)

Upvc double glazed window rear, storage space, door to:

En-Suite 6'9 x 4'7 (2.06m x 1.40m)

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

Bedroom 2 11'7 x 10'3 (3.53m x 3.12m)

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

Bedroom 3 11'10 x 7'3 (3.61m x 2.21m)

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

Bathroom 8'3 x 5'6 (2.51m x 1.68m)

Upvc frosted double glazed window to front, panelled bath with shower over, low level wc & pedestal wash hand basin, heated towel rail, tiled flooring.

Outside

Outside - To the front there is a pathway leading to the front door with garden areas either side.

To the side there is a low maintenance garden which is mainly laid to Astroturf with a slate seating area. There is also a wooden built cabin with seating spaces either side. All enclosed with gated access at the rear.

Garage 19'7 x 9'5 (5.97m x 2.87m)

Up & over door with power & lighting, french doors leading to garden.

Tenure

Freehold. Please note there is an annual service charge of £180.00 per annum.

Services

Mains water, gas, electricity & drainage.

Local Authority

Tewkesbury Borough Council- 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

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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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