



## 67 Ironbridge Road

Twigworth, Gloucester, GL2 9GT

**Offers in excess of £440,000**



Murdock & Wasley Estate Agents are delighted to bring to market this stylish four-bedroom detached home, set on the edge of the sought-after Twigworth Green development.

Built in 2022 and still under a 7-year NHBC warranty, the property offers modern living throughout. The elegant lounge features panelled walls, a bespoke media unit, ambient lighting, and luxury Karndean herringbone flooring.

Outside, the low-maintenance garden includes a sleek patio, pergola-covered seating area, and a versatile wooden cabin, ideal as a home office or studio. A private driveway provides off-road parking.

A beautifully finished home, perfect for families seeking comfort, style, and space.



## Entrance Hall

Accessed via composite door, power points, bespoke wall panelling, wall mounted radiator, Karndean flooring, stairs to first floor landing. Doors lead off:

## Wash Cloakroom

Low level wc, pedestal wash hand basin with mixer tap over and tiled splashback, radiator, dado rail, Karndean flooring.

## Lounge

Power points, radiator, bespoke wall panelling, media wall with philips hue lighting, custom cabinetry, electric fireplace with log display, Karndean flooring, front aspect upvc double glazed window.

## Kitchen / Diner

Range of base, drawer and wall mounted units, one and a half bowl sink unit with mixer tap over, Quartz worksurfaces. Appliance points, power points, integral double oven/grill, four ring gas hob with extractor good over, fridge/freezer and dishwasher. Island bar with Quartz worktop and storage below, bespoke wall panelling, radiator, electric fireplace with log display, Karndean flooring, inset ceiling spotlights, rear aspect upvc double glazed window and bi-folding doors leading to the garden.

## Landing

Power points, radiator, bespoke wall panelling, access to loft space. Doors lead off:

## Bedroom One

Power points, radiator, bespoke wall panelling. Door to:

## En Suite

Suite comprising step in shower cubicle with shower off the mains over, low level wc, pedestal wash hand basin with storage below and mixer tap over, partly tiled walls, radiator.

## Bedroom Two

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

## Bedroom Three

Power points, radiator, fitted wardrobes with mirrored sliding doors, vertical slat panel detailing, rear aspect upvc double glazed window.

## Bedroom Four

Power points, radiator, fitted wardrobes, front aspect upvc double glazed window.

## Bathroom

Suite comprising panelled bath with shower off the mains over, low level wc, vanity wash hand basin with storage below and mixer tap over. Partly tiled walls, radiator, laminate flooring.

## Outside

To the front of the property, steps lead up to the front door, which is sheltered by a canopy porch. Either side of the entrance features a pebbled area with raised flower beds.

To the side of the property, a tarmacadam driveway provides off-road parking for two vehicles and leads to a carport, accessed via an electric shutter door.

At the rear, you'll find a beautifully maintained landscaped garden, boasting a generous porcelain patio that seamlessly steps down to a low-maintenance, level lawn. A paved pathway leads through to a decked area, complete with feature lighting and an elegant pergola, perfectly designed for outdoor furniture and serene relaxation. The garden is fully enclosed by stylish Venetian fencing, offering both privacy and a sense of tranquillity.

## Outbuilding

Base unit with ceramic bowl sink unit, power points, partly tiled walls, bespoke wall panelling, inset ceiling spotlights, laminate flooring, side aspect upvc double glazed French doors.

## Tenure & Charges

Freehold.

We are advised there is a management estate charge of circa £100.00 per annum.

## Services

Mains water, gas, electricity and drainage.

## Local Authority

Tewkesbury Borough Council.

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.



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