



## 1a Woods Orchard Road

Tuffley, Gloucester, GL4 0BT

**Offers in excess of £415,000**



Murdock & Wasley Estate Agents are proud to present this exceptional newly built three-bedroom detached home, perfectly positioned in a desirable location with superb far reaching views.

This very energy-efficient property is offered with no onward chain and features a continuous feed 3.8kW solar panel system, ensuring reduced energy costs. Finished to a high standard throughout, the home boasts a fully integrated kitchen, an enclosed garden, and a block-paved driveway complete with a provision for an EV charger.

Don't miss the opportunity to make this impressive property your new home!





### Entrance Hall

Accessed via composite double glazed door, power points, stairs to first floor landing with storage cupboard beneath, inset ceiling spotlights, laminate flooring with underfloor heating, side aspect upvc double glazed windows. Door to:

### Cloakroom

Low level wc, vanity wash hand basin with mixer tap over and storage below, laminate flooring with underfloor heating, inset ceiling spotlights, rear aspect upvc double glazed window.

### Kitchen/ Diner

Range of base, wall and drawer mounted units, Quartz worksurfaces, sink unit with mixer tap over. Appliance points, power points, eye level double oven/ grill, five ring induction hob with extractor hood over. Integral fridge/ freezer and dishwasher. Space for washing machine and dining table, Tv point, inset ceiling spotlights, laminate flooring with underfloor heating, front and rear aspect upvc double glazed windows.

### Lounge

Tv point, telephone point, data points, power points, underfloor heating, front aspect upvc double glazed window, rear aspect upvc double glazed doors to garden.

### Landing

Power points, radiator, access to loft space, rear aspect upvc double glazed window. Door to storage cupboard with slatted shelving. Doors lead off:

### Master Bedroom

Tv point, power points with usb socket, radiator, front aspect upvc double glazed window. Door to:

### En-Suite

Suite comprising step in shower cubicle with shower off the mains, low level wc, vanity wash hand basin with storage below and mixer tap over. Partly tiled walls, LVT flooring, heated towel rail, inset ceiling spotlights, rear aspect upvc double glazed window.

### Bedroom Two

Tv point, power points with usb socket, radiator, front aspect upvc double glazed window with superb views.

### Bedroom Three

Tv point, power points with usb socket, radiator, front aspect upvc double glazed window with superb views.

### Bathroom

Suite comprising panelled bath with shower off the mains over, low level wc, vanity wash hand basin with mixer tap over. Heated towel rail, LVT flooring, partly tiled walls, inset ceiling spotlights, rear aspect upvc double glazed window.

### Outside

At the front of the property, a spacious block-paved driveway offers ample off-road parking and features the provision for a convenient EV car charger. Leading from the driveway are a set of steps with sturdy iron railings that provide secure access to the front door. Adjacent to the driveway is a neatly maintained flat lawn, which extends gracefully along the side of the property, connecting to the rear garden.

The rear garden is thoughtfully designed and features a charming flagstone patio, ideal for outdoor seating or dining, with ample space for a table and chairs. Beyond the patio, a well-kept lawn provides additional outdoor space, complemented by strategically placed outdoor power points and ambient lighting, perfect for evening gatherings or garden projects.

### Tenure

Freehold

### Local Authority

Gloucester City Council  
Council Tax: tbc

### Services

Mains water, gas, electricity and drainage.

### Agents Note

- We are advised that the property benefits from constant feed 3.8kw solar panels. These will be transferred to the new owner upon completion.

### 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	95	95
(81-91) B		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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