Murdock & Wasley
ESTATE AGENTS



8 Apley Road

Twigworth, Gloucester, GL2 9RZ

Offers over £340,000

3 | 2 | 2 | B

** Superbly Presented Three Double Bedroom Detached home with Enclosed Garden and Driveway **

Murdock and Wasley 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 6-year NHBC warranty and offers stylish, modern living throughout.

Externally, the home boasts a low maintenance, private, landscaped rear garden, ideal for entertaining or relaxing. A driveway provides off-road parking.







Entrance Hall
Approached via double glazed composite front door, radiator, stairs leading to first floor, doors leading to:

Kitchen Diner
Range of base, wall and drawer mounted units, one and a half bowl sink unit with drainer and mixer tap over. Appliance points, power points, four ring gas hob with extractor hood over, integral oven and dishwasher, radiators, double aspect upvc double glazed windows with front and side aspects. Space for dining table, UPVC double glazed patio doors leading to enclosed private garden.

Lounge
Power points, TV point, radiator, front and side aspect upvc double glazed windows.

WC
Low level WC, pedestal wash hand basin, radiator.

Bedroom One
Power points, TV point, radiator, side aspect upvc window with side and front aspect.

En Suite
Suite comprising low level wc, double step in cubicle with shower off mains over, pedestal wash hand basin with mixer tap over, heated towel rail, partly tiled walls, front aspect upvc double glazed frosted window.

Bedroom Two
Power points, TV point, radiator, double aspect upvc windows with front and side aspect.

Bedroom Three
Power points, TV point, radiator, side aspect upvc windows

Bathroom
Suite comprising panelled bath with mixer tap and shower attachment off mains over, low level WC, pedestal wash hand basin with mixer tap over, heated towel rail, front aspect upvc double glazed window.

Outside
The outdoor space has been thoughtfully designed to offer the perfect balance of style, privacy and practicality, creating an ideal setting for relaxing and entertaining throughout the year.

To the front, the property enjoys an attractive and contemporary kerb appeal with a neatly landscaped frontage, while to the side a generous private driveway provides off-road parking for multiple vehicles.

The enclosed rear garden is beautifully presented and designed for low-maintenance living. A spacious paved patio provides the perfect space for outdoor dining, while a raised lawn creates a lovely family-friendly area. To the rear of the garden, a stylish gravelled seating area houses a hot tub, creating a fantastic space to unwind and enjoy evenings with friends and family. Surrounded by attractive brick walling and fencing, the garden enjoys a high degree of privacy and also benefits from gated side access.

A wonderful extension of the home, this outdoor space is perfect for modern family living and year-round entertaining.

Tenure And Charges
Freehold

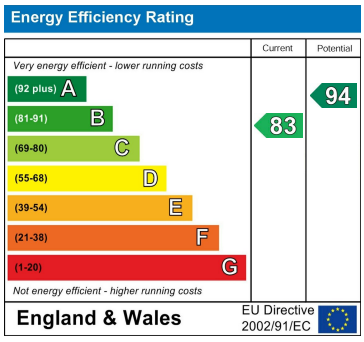
Estate charge Circa £250 PA.

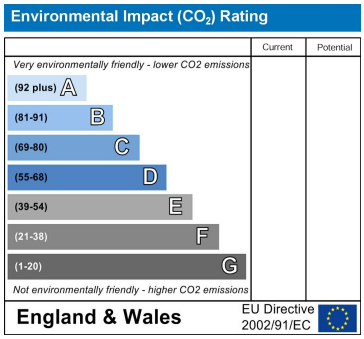
Services
Mains gas, water, drainage and electricity.

Local Authority
Tewkesbury Borough Council
Council Band D

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.







These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW email:office@mwea.co.uk

GLOUCESTER **01452 682952** **WWW.MWEA.CO.UK**

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at 10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW

rightmove The Property Ombudsman