



1 Pennings Close

Matson, Gloucester, GL4 6EW

£360,000



Murdock & Wasley are delighted to bring to the open market The Chester, a beautifully presented four-bedroom home built by Barratt Homes in 2024.

Designed with modern family living in mind, the property features a spacious open-plan kitchen/dining room with French doors opening onto the rear garden, creating the perfect space for entertaining and everyday living. The ground floor also offers a bright and airy lounge, a convenient cloakroom, and useful understairs storage.

Upstairs, the property comprises of a master bedroom with en-suite shower room, a further double bedroom, two well-proportioned single bedrooms, and a contemporary family bathroom.

Externally, the home benefits from an enclosed rear garden, a detached garage, and driveway parking for multiple vehicles.



Entrance Hall

Accessed via composite double glazed door, power points, radiator, wooden door to understairs storage cupboard, stairs to first floor landing. Doors lead off:

Cloakroom

Low level wc, pedestal wash hand basin, radiator, side aspect upvc double glazed window.

Kitchen/ Diner

Range of base, wall and drawer mounted units, laminate worksurfaces, stainless steel sink unit with mixer tap over. Appliance points, power points, oven/grill with four ring gas hob and extractor hood over. Integral fridge/freezer and dishwasher, breakfast bar, space for dining table, radiator, wooden door to utility cupboard with space for washing machine and gas fired combination boiler, rear aspect upvc double glazed window and doors to the garden.

Living Room

Tv point, data point, power points, two radiators, front aspect upvc double glazed window.

Landing

Doors lead off:

Bedroom One

Power points, radiator, front aspect upvc double glazed window. Door to:

En-Suite

Suite comprising step in double shower cubicle with shower off the mains, low level wc, pedestal wash hand basin, radiator, vinyl flooring, shaver point.

Bedroom Two

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

Bedroom Three

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

Bedroom Four

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

Bathroom

Suite comprising, panelled bath with shower off the mains over, low level wc, pedestal wash hand basin, radiator, vinyl flooring, wooden door to airing cupboard, side aspect upvc double glazed window.

Outside

To the front of the property, mature hedging sides the steps leading to the front door, creating an attractive and welcoming approach.

A wooden gate provides convenient side access to the rear garden.

The fully enclosed rear garden features a generous flagstone patio, perfect for outdoor dining and entertaining with a flat lawn enclosed by wooden panelled fencing. A paved pathway provides access to the garage, which benefits from power, lighting and an up-and-over door, with off-road parking for multiple vehicles.

Tenure & Charges

Freehold.

We are advised that there will be a management charge however this has not yet started.

Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council

Council Tax Band: B

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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