Murdock & Wasley
ESTATE AGENTS



1 Poppy Field

Highnam, Gloucester, GL2 8LU

Offers over £390,000

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Murdock & Wasley Estate Agents are delighted to present this beautifully presented four bedroom detached family home, ideally situated within a highly sought-after village offering a fantastic range of local amenities, including a well-regarded primary school, post office and doctor's practice.

The property offers spacious and well-appointed accommodation throughout, comprising two reception rooms and a convenient downstairs cloakroom. Upstairs, there are four well-proportioned bedrooms, complemented by a modern family bathroom.

Externally, the property benefits from a driveway providing off-road parking, together with a fully enclosed rear garden, offering an ideal space for outdoor entertaining and family enjoyment.







Entrance Hall
Accessed via upvc double glazed door, power points, radiator, laminate flooring, stairs to first floor landing, understairs storage cupboard. Doors lead off:

Cloakroom
Low level wc, vanity wash hand basin with mixer tap over and storage below. Partly tiled walls, laminate flooring, side aspect upvc frosted double glazed window.

Lounge
Power points, radiator, laminate flooring, two front aspect upvc double glazed window.

Kitchen
Range of base, drawer and wall mounted units, laminate worksurfaes, single sink unit with mixer tap over. Appliance points, power points, integral cooker, four ring gas hob with extractor hood over, fridge/freezer, space for washing machine and dishwasher. Partly tiled walls, Worcester boiler, laminate flooring, rear aspect upvc double glazed window and door leading to garden.

Dining Area
Power points, radiator, space for dining table and chairs, rear aspect upvc double glazed French doors leading to the garden.

Landing
Power points, access to loft space, door to airing cupboard. Doors lead off:

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

Bedroom Two
Power points, radiator, fitted wardrobe, rear aspect upvc double glazed window.

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

Bedroom Four
Power points, radiator, fitted wardrobe, rear aspect upvc double glazed window.

Bathroom
Suite comprising panelled bath with shower off the mains over, low level wc, vanity wash hand basin with mixer tap over and storage below. Fully tiled walls, heated towel rail, inset ceiling spotlights, tiled flooring, side aspect upvc frosted double glazed window.

Outside
To the front of the property, a level lawn sits alongside a tarmacadam driveway providing off-road parking for two vehicles. The driveway leads to the front door and garage, which features an up-and-over door and is equipped with power and lighting.

To the rear, the property benefits from a beautifully maintained garden, featuring a paved patio area with ample space for outdoor furniture and entertaining. This leads onto a level lawn, enclosed by wooden panel fencing for a private and enclosed setting.

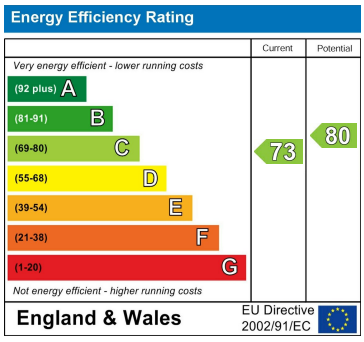
Tenure
Freehold.

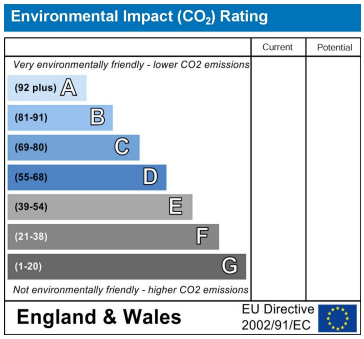
Local Authority
Tewkesbury Borough Council.
Council Tax Band: D

Services
Mains water, gas, electricity and drainage.

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.

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