Murdock & Wasley
ESTATE AGENTS



1 Elver Close

Minsterworth, Gloucester, GL2 8FP

£389,950

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Murdock & Wasley Estate Agents are delighted to present this superb three-bedroom detached home, enjoying panoramic views across Gloucester and towards the Cotswolds.

Beautifully designed for modern family living, the property features an impressive open-plan kitchen, dining and living space with bi-fold doors opening onto the rear garden, creating a seamless indoor-outdoor flow. The main bedroom benefits from an en-suite, complemented by a well-appointed family bathroom, making this an ideal and highly desirable family home.

Externally, the property offers ample off-road parking along with a car port, while the enclosed rear garden enjoys far-reaching views, providing a wonderful space to relax and take in the surrounding scenery.







Entrance Hall
Accessed via composite double glazed door, power points, radiator, inset ceiling spotlights. Doors lead off:

Cloakroom
Low level wc, radiator, wall mounted wash hand basin, inset ceiling spotlights, tiled flooring, front aspect upvc double glazed window.

Utility
Worcester gas fired combination boiler, space and plumbing for washing machine, appliance points, power points.

Kitchen
Range of base, wall and drawer mounted units, laminate worksurfaces, stainless steel sink unit with mixer tap over. Appliance points, power points, AEG oven/ grill with four ring gas hob and extractor hood over. Integral fridge/ freezer and dishwasher, tiled flooring, radiator, inset ceiling spotlights, rear aspect upvc double glazed window with far reaching views. Opening to:

Lounge/ Diner
Tv point, telephone point, power points, two radiators, feature gas fireplace, space for dining table, stairs to first floor landing, storage cupboard, front aspect upvc double glazed window and rear aspect upvc double glazed bi-folding doors leading to the rear garden.

Landing
Power points, access to boarded loft space with drop down ladder. Front aspect upvc double glazed window. Doors lead off:

Master Bedroom
Tv point, telephone point, power points, radiator, built in wardrobes, rear aspect upvc double glazed window with superb panoramic views. Door to:

En-Suite
Suite comprising step in shower cubicle with shower off the mains, low level wc, pedestal wash hand basin. Heated towel rail, shaver point, tiled flooring, inset ceiling spotlights, rear aspect upvc double glazed window.

Bedroom Two
Tv point, power points, radiator, rear aspect upvc double glazed window with panoramic views.

Bedroom Three
Tv point, power points, radiator, front aspect upvc double glazed window.

Bathroom
Suite comprising panelled bath, step in shower cubicle with shower off the mains, low level wc, pedestal wash hand basin. Heated towel rail, shaver point, partly tiled walls, tiled flooring, inset ceiling spotlights, front aspect upvc double glazed window.

Outside
To the front of the property is a block-paved driveway providing off-road parking for four vehicles, complemented by a detached car port with an integrated storage unit. Neatly maintained lawned areas and hedge borders offer an excellent degree of privacy. A pathway leads to the front door via a canopy, with an additional integrated store.

The pathway continues around the side of the property, where further green space provides access to the rear garden.

To the rear is a fully enclosed garden, featuring a patio area ideal for outdoor dining and entertaining, leading onto a well-kept lawn. The garden is enclosed by mature hedging and wooden panelled fencing and further benefits from an outside tap, power points, and superb panoramic views across Gloucester and towards the Cotswolds.

Tenure & Charges
Freehold

Estate Management Charge: £148.00 Per Quarter

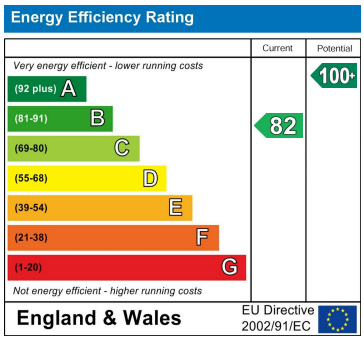
Local Authority
Tewkesbury Borough Council
Council Tax Band: D

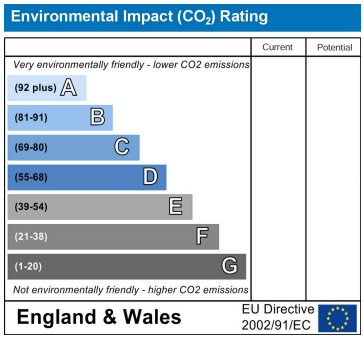
Services
Mains water, gas and electricity.

Sewage Treatment Plant (managed by CMG via the maintenance fee)

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.







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

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