Murdock & Wasley
ESTATE AGENTS



12 Sovereign Chase

Staunton, Gloucester, GL19 3NW

Offers in excess of £535,000

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Murdock & Wasley are proud to present this substantial and versatile extended family home, ideally located in the sought-after rural village of Staunton.
Offered to the market with no onward chain, this impressive property provides generous and flexible living accommodation throughout. The layout comprises five bedrooms, three reception rooms, two bathrooms, a downstairs WC, and a separate utility room, making it perfectly suited to larger or multi-generational families.
Externally, the home benefits from a private enclosed rear garden and a double garage, offering excellent storage and parking options.







Entrance Hall
Accessed via UPVC door, built-in cupboard, radiator, stairs to the first floor, UPVC Double Glazed Window.

Kitchen
Powerpoints. Double Glazed window with front aspect, fitted wall and base units, single sink with drainer and mixter tap above, breakfast bar, Rangemaster over with cooker hood above, integrated dishwasher, space for fridge freezer.

Office
Powerpoints, radiator, radiator, timber vaulted ceiling, velux roof light,

Bedroom 4
Powerpoints, radiator, hand wash basin with mixer tap above, radiator, timber vaulted ceiling, velux roof light, side aspect window.

Dining Room
Powerpoints, radiator, Timber vaulted ceiling, velux roof light, bifold doors leading to rear garden.

Laundry Room
Stainless steel sink with mixer tap above, space for washing machine and tumble dryer, oil fired central heating and hot water boiler, powerpoints, Double glazed window.

WC
Suite comprising of low level WC, hand wash basin, radiator.

Living Room
PowerPoints, fireplace, radiator, UPVC Double glazed bay window, UPVC Double Glazed French doors leading to garden, access into fifth bedroom.

Bedroom 5
Powerpoints, UPVC Double Glazed window to rear, Radiator.

Master Bedroom
Powerpoints, radiator, fitted wardrobes, door leading to en suite, Double Glazed window.

En Suite
Fitted double shower cubicle and tray with shower, heated towel rail, low level wc, hand wash basin with mixer taps above and storage below, double glazed window.

Bedroom 2
Powerpoints, radiator, fitted wardrobes, door leading to en suite, Double Glazed window to front and rear. Folding doors separating dressing area.

Bedroom 3
Powerpoints, radiator, fitted wardrobes, door leading to en suite, Double Glazed window.

Bathroom
Suite comprising of panelled bath, single shower cubicle and tray, partly tiled walls. pedestal hand wash basin, low level WC, heated towel rail, frosted Double Glazed window.

Outside
To the front of the property you will find a driveway with multiple off road parking spaces, this leads to the double garage and front door.

To the rear of the property there is a south facing rear garden with large paved patio area and raised decked area. There is also a covered seating area perfect for outdoor entertaining, the garden is laid mostly with lawn which has flower borders, mature shrubs and bushes surrounding. There is also outdoor essentials such as outside lighting, outside tap, outside power point.

Tenure
Freehold

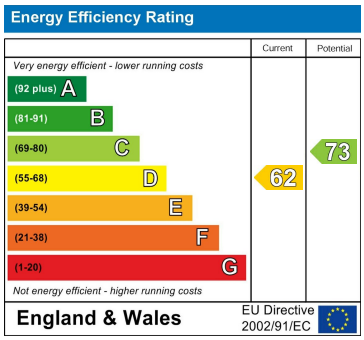
Services
Drainage, Electricity, Water, Oil Central Heating

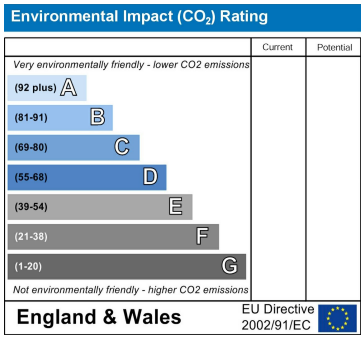
Local Authority
Forest of Dean Council
Council Tax Band: F

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.

Agents Note
We have been advised that the property was subject to subsidence in 2014, which has been rectified.







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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