Murdock & Wasley
ESTATE AGENTS



6 Wisteria Grove

Highnam, Gloucester, GL2 8FJ

£585,000

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Murdock & Wasley Estate Agents are delighted to present this impressive five-bedroom detached family home, positioned on the edge of the highly sought-after village of Highnam and enjoying stunning sunset views across open countryside and surrounding farmland.

Built by Bellway Homes in 2019 this home was designed with family living in mind, boasting a stylish kitchen/breakfast room with central island, three versatile reception rooms, five generous bedrooms including two with en-suite shower rooms, together with a detached double garage and an enclosed rear garden featuring both a patio and flat lawn.

Highnam remains a popular village thanks to its excellent local amenities, including a post office, doctors surgery, and highly regarded schools and nurseries, whilst offering convenient access to Gloucester, Cheltenham, Tewkesbury, the Forest of Dean, and surrounding countryside.







Entrance Hall
Accessed via composite door, telephone point, power points, radiator, LVT flooring, stairs to first floor landing. Doors lead off:

Cloakroom
Low level wc, pedestal wash hand basin, radiator, partly tiled walls, LVT flooring.

Kitchen/Diner
Base, wall and drawer mounted units, Quartz worksurfaces, double sink unit with mixer tap over. Appliance points, power points, eye level double oven/ grill, four ring gas hob with extractor hood over, integral fridge/ freezer, dishwasher and washing machine. Central island with seating, space for dining table, gas fired combination boiler, LVT flooring, air conditioning unit, two radiators, inset ceiling spotlights, rear aspect upvc double glazed windows and two sets of French doors leading to the garden.

Lounge
Tv point, telephone point, power points, two radiators, LVT flooring, front aspect upvc double glazed bay window.

Sitting Room
Tv point, telephone point, power points, two radiators, front aspect upvc double glazed bay window.

Landing
Power points, radiator, stairs to second floor, wooden door to airing cupboard housing the pressurised hot water tank, front aspect upvc double glazed window. Doors lead off:

Master Bedroom
Tv point, power points, radiator, air conditioning unit, front aspect upvc double glazed window. Opening to:

Dressing Area
Two built in wardrobes with shelving, hanging rails and feature lighting. Door to:

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

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

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

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

Landing
Doors lead off:

Bedroom Two
Tv point, power points, radiator, front aspect upvc double glazed window, Velux roof light. Door to:

En-Suite
Suite comprising step in double shower cubicle with shower off the mains, low level wc, pedestal wash hand basin. Heated towel rail, partly tiled walls, tiled flooring, inset ceiling spotlights.

Bedroom Four
Power points, radiator, front aspect upvc double glazed window, Velux roof light.

Outside
To the front of the property is a flat lawn with mature borders and pathway leading to the front door. Alongside the property is a large driveway providing parking for up to six vehicles, leading to a detached double garage with two up-and-over doors, power, and lighting. The rear section of the garage has been partially converted to create a generous utility room fitted with a range of base and wall-mounted units, along with plumbing for appliances.

The property benefits from a well-maintained rear garden, offering a good degree of privacy and an excellent space for both relaxing and entertaining. A generous paved patio extends across the rear of the property, providing ample space for outdoor seating and dining, whilst the remainder is mainly laid to lawn with established borders featuring a variety of mature shrubs, ornamental grasses, and small trees.

Further enhancing the outdoor space is a charming summer house, ideal for use as a retreat, hobby room, or additional entertaining area. Enclosed by a combination of brick walling and timber fencing, the garden has been thoughtfully landscaped to create an attractive and family-friendly setting.

Tenure & Charges
Freehold

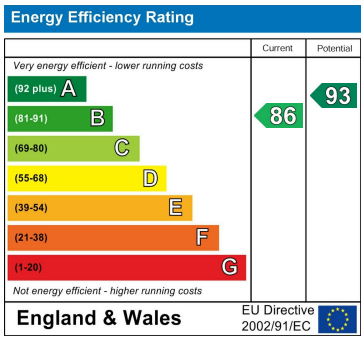
Management Estate Charge: £110 every six months.

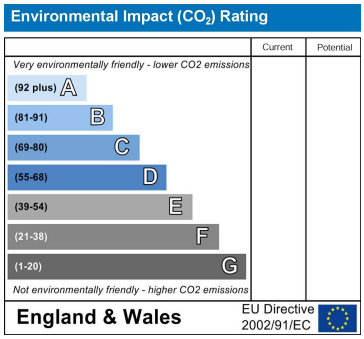
Local Authority
Tewkesbury Borough Council
Council Tax Band: F

Services
Mains water, gas, electricity and drainage.

Awaiting Vendor Approval







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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

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

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