



6 Pipers Grove

Highnam, Gloucester, GL2 8NJ

Offers in excess of £385,000



Murdock and Wasley Estate Agents are delighted to introduce this extended three bedroom detached family home situated in the highly sought-after village of Highnam. The property is just a short distance from local amenities, a fantastic primary school and a post office, making it an ideal choice for families.

Designed for modern family living, the thoughtfully arranged layout includes an open plan kitchen/diner, a versatile study or playroom, and three well-proportioned bedrooms. The master bedroom boasts its own dressing room and en-suite, offering the perfect private retreat.

Outside, the low maintenance, south/westerly facing garden provides a peaceful outdoor space, while the garage and off road parking add to the home's practicality.



Entrance Porch

Accessed via upvc door, oak veneered flooring, front and side aspect upvc double glazed windows. Door to:

Hallway

Power points, radiator, two storage cupboards, stairs to first floor landing, oak veneered flooring, coving. Doors lead off:

Cloakroom

Low level wc, vanity wash hand basin with storage below, radiator, tiled flooring, front aspect upvc frosted double glazed window.

Lounge

Power points, radiator, oak veneered flooring, coving, front aspect upvc double glazed window.

Kitchen/Diner

Range of base, drawer and wall mounted units with feature lighting, solid oak worksurfaces, sink unit with mixer tap over. Appliance points, power points, integral cooker, four ring gas hob with extractor hood over, dishwasher, fridge/freezer, space for dining table and chairs. Worcester gas fired combination boiler, stone textured tiles, radiator, oak veneered flooring, inset ceiling spotlights, coving, two velux roof windows, rear and side aspect upvc double glazed windows and door leading to the garden.

Study/Play Room

Power points, radiator, vinyl flooring, coving, rear aspect upvc double glazed window.

Landing

Power point, access to loft space, coving, side aspect upvc double glazed window. Doors lead off:

Bedroom One

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

Dressing Room

Inset ceiling spotlights, velux roof window.

En-Suite

Suite comprising double step in shower cubicle with shower off the mains over, low level wc, pedestal wash hand basin with tiled splashback. Partly tiled walls, heated towel rail, mirrored vanity cupboard, tiled flooring, inset ceiling spotlights, rear aspect upvc frosted double glazed window.

Bedroom Two

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

Bedroom Three

Power points, radiator, fitted wardrobe, vinyl flooring, coving, rear aspect upvc double glazed window.

Bathroom

Suite comprising panelled bath with shower off the mains over, low level wc, bidet, pedestal wash hand basin with tiled splashback. Partly tiled walls, heated towel rail, mirrored vanity cupboard, tiled flooring, inset ceiling spotlights, front aspect upvc frosted double glazed window.

Outside

At the front of the property, a resin bound driveway offers ample off road parking for multiple vehicles and leads to a garage with an up-and-over door. A low-maintenance lawn and decorative slate chippings enhance the kerb appeal.

At the rear, a beautifully maintained, south/westerly facing garden provides a peaceful outdoor space. A flagstone patio, ideal for outdoor furniture, entertaining, or relaxing, seamlessly transitions into an artificial lawn. The garden also includes an outdoor tap, while wooden gates on either side offer convenient access to the front of the property.

Garage

Power points, space and plumbing for appliances.

Tenure

Freehold.

Local Authority

Tewkesbury Borough Council.

Council Tax Band: D

Services

Mains water, gas, electricity and drainage.

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		
(81-91) B		
(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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