

9 MANDALAY DRIVE,
NORTON, GLOUCESTERSHIRE, GL2 9LD

 Charles Lear



9 MANDALAY DRIVE, NORTON

In a discreet and private position at the end of this sought after no through road, this delightful modern house is offered for sale in excellent condition with accommodation measuring c.3,500sq.ft. with the benefit of a double garage, large driveway and a mature yet manageable private rear garden.

DESCRIPTION

Set back from this already private and peaceful cul-de-sac, 9 Mandalay Drive sits in mature gardens and grounds with a large driveway providing plentiful off-road parking and access to a double garage. Internally, the property is in excellent condition and offers particularly light and spacious accommodation measuring c.3,500sq.ft. arranged over just two floors. The large hall provides access into the principal rooms and has a sweeping staircase to a galleried landing on the first floor. The kitchen is modern and is fitted with a range of integrated appliances whilst a breakfast room overlooks the garden. A utility room is adjacent and has a door into the garden and there is a ground floor cloakroom. A formal dining room leads through to a conservatory whilst there is also a large formal sitting room that also leads into the garden. In addition, there is a separate family room, interconnecting room and a shower room that could be utilised as a self-contained annexe if required. The first floor plays host to five excellent double bedrooms, all but one have fitted wardrobes or dressing areas, two have en-suite shower rooms whilst the remainder share a family bathroom. The house is not short on storage with a cloak cupboard on the ground floor, storage cupboards on the landing and wardrobes in most of the bedrooms. Outside and to the rear is a manicured garden, laid predominantly to lawn with areas of patio, mature trees and shrubs providing absolute privacy.





SITUATION

Norton is an incredibly popular and picturesque village located off the A38, north of Gloucester, and within striking distance of Cheltenham and Tewkesbury. The settlement of Norton is divided into three parts and provides a small primary school rated 'Good' by Ofsted, a village hall, sports pitch and two pubs including The Red Lion at Wainlode which sits on the bank of the River Severn. From Norton, the centre of Gloucester is accessible within 10minutes or so, whilst Tewkesbury is approximately 15minutes and Cheltenham 20minutes by car.

GENERAL INFORMATION

Services:
Mains water, electricity, gas and drainage are connected.

Local Authority:
Tewkesbury Borough Council: 01684 295010.
Council Tax Band: (G) - £3,670.07pa. (2025/2026).
EPC Rating: TBC.

VIEWING INFORMATION

Strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.

Approximate Gross Internal Area 3857 sq ft - 358 sq m

Ground Floor Area 2142 sq ft – 199 sq m

First Floor Area 1715 sq ft – 159 sq m

