



## 11 Leighton Close

Twigworth, Gloucester, GL2 9GN

**Offers in excess of £450,000**



This enticing property, conveniently situated on the outskirts of Gloucester, presents an excellent opportunity for both families and professionals seeking a spacious and well-appointed home. With its considerable living areas spread across two floors, this residence is sure to impress potential buyers who value both style and functionality. The accommodation comprises of: Entrance hallway, cloakroom, study, lounge, kitchen/diner, four bedrooms, en-suite & bathroom.

Outside is a large rear garden with GARAGE & DRIVEWAY to the side.



**Entrance Hallway**

Approached via Upvc double glazed front door, central heating thermostat, double radiator, stairs leading to first floor with under stairs storage, Doors to lounge, study, cloakroom/utility & kitchen/diner.

**Cloakroom/Utility 6'7 x 6'6 (2.01m x 1.98m)**

Low level wc & pedestal wash hand basin, base level units with roll edge work surfaces, plumbing for washing machine & tumble dryer, radiator.

**Lounge 16'4 x 11'0 (4.98m x 3.35m)**

Upvc double glazed windows to front & side, television point, two radiators, power points.

**Study 6'6 x 6'5 (1.98m x 1.96m)**

Upvc double glazed windows to front, radiator, power points

**Open Plan Kitchen/Diner 25'1 x 11'7 (7.65m x 3.53m)**

Upvc double glazed bi folding doors to rear & window to rear, eye & base level units with roll edge work surfaces, sink/drain, electric double oven double with separate gas hob & hood, integral fridge/freezer & dishwasher, cupboard housing combination boiler. radiator, power points, tiled flooring.

**First Floor Landing**

Access to loft via hatch, airing cupboard, doors to all rooms.

**Bedroom 1 14'9 x 13'4 (4.50m x 4.06m)**

Upvc double glazed windows to front, radiator, power points, wardrobes, door to:

**En-Suite**

Upvc frosted double glazed window to side, shower cubicle, low level wc & pedestal wash hand basin, heated towel rail, tiled flooring.

**Bedroom 2 11'8 x 10'9 (3.56m x 3.28m)**

Upvc double glazed windows to front, radiator, power points.

**Bedroom 3 11'9 x 8'0 (3.58m x 2.44m)**

Upvc double glazed windows to rear, radiator, power points.

**Bedroom 4 11'8 x 10'0 (3.56m x 3.05m)**

Upvc double glazed windows to rear, radiator, power points.

**Bathroom**

Upvc frosted double glazed window to side, panelled bath with shower over, low level wc & pedestal wash hand basin, heated towel rail.

**Rear Garden**

A wonderfully maintained SOUTH Facing garden which is partly paved, mainly laid to lawn, cold water tap, gated side access.

**Garage**

Up & over door with power & lighting.

**Tenure**

Freehold.

**Services**

Mains water, gas, electricity & drainage.

**Local Authority**

Tewkesbury Borough Council- Band E

**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		84	92
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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