



35 Shearwater Grove

Innsworth, Gloucester, GL3 1DB

Offers in excess of £325,000



Murdock & Wasley Estate Agents are delighted to welcome to the open market this superbly presented and extended four bedroom semi detached house situated in a popular location close to top achieving schools and local amenities.

This property boasts spacious and versatile accommodation that the whole family can enjoy with downstairs bedroom and wet-room, enclosed rear garden and off road parking.

Given its appeal, we anticipate high demand and recommend scheduling a viewing at your earliest convenience!



Entrance Hall

Accessed via wooden glazed door, power points, wall mounted radiator, stairs to first floor landing. Door to:

Kitchen

Range of base, wall and drawer mounted units, laminate worksurfaces, ceramic sink unit with a mixer tap over. Appliance points, power points, space for cooker and fridge freezer, integral dishwasher, partly tiled walls, door to pantry, vinyl flooring. Opening through to:

Dining Room

Power points, radiator, vinyl flooring, space for dining table, rear and side aspect upvc double glazed windows. Opening through to:

Play Room

Power points, radiator, wooden flooring. Opening through to:

Lounge

Tv point, telephone point, power points, radiator, feature fireplace with wood burning stove, front aspect upvc double glazed window.

Bedroom Four

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

Wet Room

Shower off the mains, low level wc, wall mounted wash hand basin with mixer tap over, radiator, partly tiled walls, roof light. Door to:

Utility

Space and plumbing for washing machine and tumble drier, appliance points, power points, radiator, rear aspect upvc double glazed window and door leading to the garden.

Landing

Access to loft space, side aspect upvc double glazed window. Doors lead off:

Bedroom One

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

Bedroom Two

Power points, radiator, built in wardrobes, rear aspect upvc double glazed window.

Bedroom Three

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

Bathroom

Suite comprising panelled bath with shower attachment over, low level wc, pedestal wash hand basin with mixer tap over. Heated towel rail, shaver point, fully tiled walls, laminate flooring, side aspect upvc frosted double glazed window.

Outside

To the front of the property there is a block paved and gravelled driveway providing off road parking for two/ three vehicles.

To the rear of the property there is an enclosed garden that comprises of a flagstone patio suitable for table and chairs, this steps onto a flat lawn with a variety of flowered borders and mature trees. There is also an electric canopy, outside tap and feature lighting.

Tenure

Freehold

Local Authority

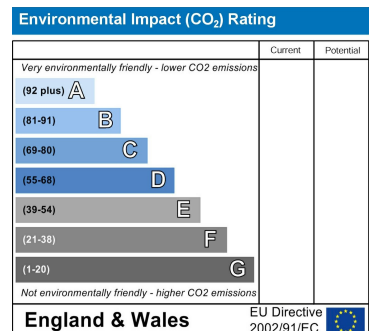
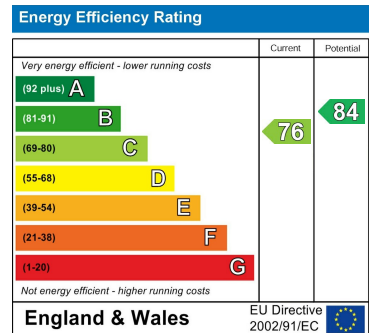
Tewkesbury Borough Council
Council Tax Band: C

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.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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