



## Pound Cottage, Main Road

Minsterworth, Gloucester, GL2 8JH

**£625,000**



Murdock & Wasley Estate Agents are thrilled to present this stunning four-bedroom detached house, built in 2017. Pound Cottage, available with no onward chain, is situated in a desirable semi-rural area. It offers excellent transport connections to Gloucester City Centre, Cheltenham, and the M5 motorway, all within close proximity.

With its impressive internal and external space, we believe this property is the perfect family home. We recommend scheduling an early viewing to avoid disappointment!



**Entrance Hall**

Accessed via solid wooden door, telephone point, power points, inset ceiling spotlights, stairs to first floor landing. Double doors to:

**Kitchen/ Diner**

Range of base, wall and drawer mounted units, Quartz worksurfaces, double sink unit with a mixer tap over. Appliance points, power points, Range Cooker with extractor hood over, integral fridge/ freezer and dishwasher, space for dining table. Inset ceiling spotlights, under plinth lighting, rear aspect upvc double glazed window and French doors leading to the garden. Opening through to:

**Utility**

Base and wall mounted units, Quartz worksurface, single sink unit with a mixer tap over. Appliance points, power points, space for washer/ drier, Worcester gas fired combination boiler, front aspect upvc double glazed window and side aspect upvc double glazed door. Door to:

**Cloakroom**

Low level wc, wall mounted wash hand basin, inset ceiling spotlight.

**Lounge**

Tv point, telephone point, power points, two radiators, feature fireplace, front and two side aspect upvc double glazed windows and rear aspect upvc double glazed French doors opening onto the garden.

**Landing**

Access to loft space, power points, radiator. Doors lead off

**Bedroom One**

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

**En-Suite**

Suite comprising step in shower cubicle with shower off the mains, low level wc, his and hers vanity sink unit with storage below and mixer taps over. Partly tiled walls, tiled flooring, heated towel rail, front aspect upvc double glazed window.

**Bedroom Two**

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

**Bedroom Three**

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

**Bedroom Four**

Tv point, power points, radiator, mirror front built in wardrobes, rear aspect upvc double glazed window.

**Bathroom**

Suite comprising panelled bath with shower attachment over, low level wc, wall mounted wash hand basin, partly tiled walls, tiled flooring, heated towel rail.

**Outside**

The property is accessed through two five-bar wooden gates, which open onto a large gravel driveway offering ample off-road parking for multiple vehicles. This driveway sweeps around the property and leads to a:

**Double Garage**

Accessed via electric up 'n' over door with power, lighting and a personnel door to the garden.

To the rear of the property, you'll find a spacious Indian sandstone patio, ideal for outdoor entertaining, accommodating furniture, and hosting barbecues. The patio leads to a flat, fully enclosed lawn, bordered by wooden panel fencing and mature hedging.

**Tenure**

Freehold

**Local Authority**

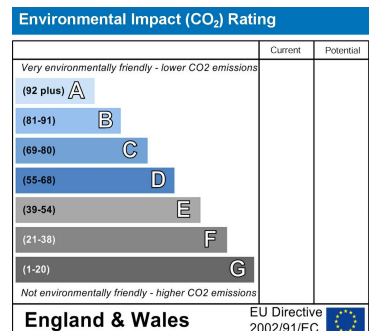
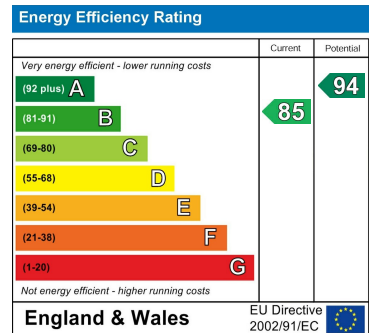
Tewkesbury Borough Council  
Council Tax Band: E

**Services**

Mains water, gas, electricity and drainage.

**Awaiting Vendor Approval**

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.

95 Maidenhall, Highnam, Gloucester, GL2 8DJ email: office@mwea.co.uk

GLOUCESTER 01452 682952 FOREST OF DEAN 01594 888624 WWW.MWEA.CO.UK

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at Maidenhall, Highnam, Gloucester, GL2 8DJ

