



9 Birch Drive

Norton, Gloucester, GL2 9GZ

Offers in excess of £725,000



Nestled in a charming Cotswold village, 9 Birch Drive is part of an exclusive and luxurious development comprising just nine properties. Developed by the reputable Churcham Homes, this beautifully presented detached home offers exceptional and contemporary accommodation with generous proportions throughout.

On the ground floor, the property features an entrance hallway, lounge, kitchen/breakfast room, family room, dining room, cloakroom, and utility room. Upstairs, there are four bedrooms, two of which have en-suite shower rooms, along with a main family bathroom.

Outside, the home boasts a wrap-around garden mainly laid to lawn, a detached double garage, and ample parking. Further benefits include UPVC double glazing throughout and underfloor heating.



Entrance Hallway 17'4" x 6'5" (5.30 x 1.97)

Approached via composite front door, oak flooring, stairs leading to first floor with under stairs storage space, recessed spot lights, doors leading to cloakroom, family room/office, lounge & kitchen/breakfast room.

Cloakroom 6'1" x 2'11" (1.87 x 0.91)

Low level wc & pedestal wash hand basin, oak flooring, towel rail, recessed spot lights, extractor fan.

Family Room/Office 14'11" x 14'3" (4.57 x 4.36)

Upvc double glazed aluminium windows to both side & rear, television point, oak flooring, power points.

Kitchen/Breakfast Room 15'8" x 14'1" (4.80 x 4.31)

Upvc double glazed aluminium windows to rear, eye & base level units with roll edge work tops, breakfast bar with storage space, double sink/drain, Siemens integrated appliances, including induction hob with extractor. Twin ovens and microwave, Siemens Integrated Fridge/Freezer, Siemens Integrated Dishwasher, tiled flooring, power points, recessed spot lights, opening to dining area & door to:

Utility Room 7'6" x 6'1" (2.30 x 1.86)

Upvc double glazed door to side, base level units with roll edge work tops, sink/drain, plumbing & space for washing machine & tumble dryer, tiled flooring, power points.

Dining Room 17'6" x 11'0" (5.35 x 3.36)

Upvc double glazed aluminium bi-fold doors to rear & side, tiled flooring, power points, recessed down lights, lantern, opening through to:

Lounge 20'6" x 13'1" (6.27 x 4.00)

Upvc double glazed aluminium windows to both front & rear, television point, oak flooring, power points, log burner.

First Floor Landing 16'7" x 3'6" (5.07 x 1.09)

Velux window, radiator, power point, airing cupboard, doors to all rooms.

Bedroom 1 15'0" x 14'4" (4.58 x 4.39)

Upvc double glazed aluminium window to front, Velux window to side, radiator, power points, air conditioner unit, opening to:

Dressing Area

Power points, water tank cylinder, door to:

En-Suite 9'2" x 6'11" (2.81 x 2.12)

Upvc frosted double glazed aluminium window to side, walk in shower, low level wc & pedestal wash hand basin, mirror, partly tiled walls, tiled flooring, recessed down lights.

Bedroom 2 13'1" x 10'10" (4.00 x 3.31)

Upvc double glazed aluminium windows to rear, radiator, power points, door to:

En-Suite 9'3" x 4'9" (2.83 x 1.47)

Velux window to rear, shower cubicle, low level wc & pedestal wash hand basin, mirror, tiled flooring, partly tiled walls, mirror.

Bedroom 3 13'5" x 10'1" (4.09 x 3.09)

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

Bedroom 4 10'4" x 9'10" (3.16 x 3.01)

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

Bathroom 9'11" x 7'0" (3.03 x 2.15)

Upvc frosted double glazed aluminium windows to front, freestanding bath, low level wc & pedestal wash hand basin, partly tiled walls, heated towel rail, shaver point. tiled flooring.

Rear Garden

A Fantastic size wrap around garden which is partly paved, mainly laid to lawn, shed, cold water tap. Gated side access.

Double Garage

Remote controlled doors with power & lighting.

Tenure

Freehold. Please note there will be a management charge in the near future.

Services

Mains water, electricity, under floor heating & drainage to communal septic tank.

Local Authority

Tewkesbury Borough Council- Band G

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		100
(81-91) B		87	
(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	

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

