



## 6 Leighton Close

Twigworth, Gloucester, GL2 9GN

**Offers in excess of £340,000**



We are delighted to present this stunning modern detached house that seamlessly blends traditional design with contemporary features. Built by Bovis Homes in 2021, this property offers the perfect combination of comfort and style, making it an ideal family home. With a remaining NHBC warranty and the potential to be sold free of chain, this home is ready for its next owners. In terms of living accommodation, on the ground floor we have: Entrance hallway, cloakroom, lounge, open plan kitchen/diner & utility.

Upstairs are three generous size bedrooms, en-suite to the master & further family bathroom. Outside to the rear is an enclosed garden with garage & parking to the side & front.



**Entrance Hallway**

Approached via Upvc double glazed front door, radiator, power points, stairs leading to first floor with under stairs storage, doors to cloakroom/utility, lounge & open plan kitchen/diner.

**Cloakroom**

Low level wc & pedestal wash hand basin, laminate flooring.

**Lounge**

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

**Open Plan Kitchen/Diner**

Upvc double glazed french doors to rear, Upvc double glazed windows to rear, eye & base level units with roll edge work tops, sink/drain, electric oven with gas hob & hood, built in dishwasher, space for further appliances, recessed down lights, power points, radiator. Door to:

**Utility Room**

Door leading into garage. Base level units with roll edge work tops, sink/drain, radiator, plumbing for washing machine. Wall mounted boiler.

**First Floor Landing**

Access to loft via hatch, doors leading to all rooms.

**Bedroom 1**

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

**En-Suite**

Modern white suite comprising of shower cubicle, low level wc & pedestal wash hand basin, partly tiled walls.

**Bedroom 2**

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

**Bedroom 3**

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

**Bathroom**

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

**Rear Garden**

A beautifully maintained rear garden which is partly paved with a small area laid to artificial lawn, cold water tap, gated side access.

**Tenure**

Freehold.- Please note there is a service charge of £200 per annum.

**Local Authority**

**Services**

Mains water, gas, electricity & 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		83	
(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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