



## 15 West Field

Highnam, Gloucester, GL2 8LX

**Offers in excess of £380,000**



Murdock & Wasley Estate Agents are thrilled to present this four-bedroom detached family home, perfectly situated in a sought-after village location. With a fantastic primary school and local amenities just moments away, this property offers both convenience and a wonderful community setting.

Offered to the market with no onward chain, this property is designed for versatile family living, the home boasts two spacious reception rooms, including a bright and airy open-plan lounge/diner. All four bedrooms are generously sized doubles, ensuring ample space for comfort and flexibility.

Outside, you'll find a large enclosed rear garden, a garage, and a driveway providing convenient off-road parking.





### Entrance Hall

Accessed via upvc double glazed door, telephone point, power points, radiator, under stairs storage cupboard, stairs to first floor landing, coving. Doors lead off:

### Lounge/Diner

Tv point, telephone point, power points, radiator, feature fireplace with exposed brick wall, space for dining table and chairs, coving, rear and front aspect upvc double glazed window.

### Study

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

### Cloakroom

Low level wc, pedestal wash hand basin, tiled flooring, partly tiled walls, coving, side aspect frosted upvc double glazed window.

### Kitchen/Breakfast Room

Range of base, drawer and wall mounted units, sink unit with mixer tap over, laminate worksurfaces. Appliance points, power points, space for cooker and appliances, partly tiled walls, Vaillant boiler, coving, rear aspect upvc double glazed window and door leading to the garden.

### Tenure

Freedhold.

### Landing

Power points, wooden door to airing cupboard, access to loft space, coving. Doors lead off:

### Bedroom One

Power points, fitted wardrobe, wall mounted storage cupboards, radiator, coving, front aspect upvc double glazed window.

### Bedroom Two

Tv point, power points, radiator, fitted wardrobe, bespoke overbed storage unit, coving, front aspect upvc double glazed window,

### Bedroom Three

Power points, radiator, fitted wardrobe, coving, rear aspect upvc double glazed window.

### Bedroom Four

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

### Bathroom

Suite comprising panelled bath with shower off the mains over, low level wc, vanity wash hand basin with storage below, fitted storage unit with shelving. Tiled flooring, fully tiled walls, heated towel rail, coving, rear aspect frosted upvc double glazed window.

### Outside

To the front of the property, there is a flat laid lawn which is complemented by mature shrubs and trees. A paved pathway leads to the front door, covered by a pitched canopy porch.

At the side of the property, a private tarmac driveway provides off road parking and leads to the garage which is accessed via an up 'n' over door, complete with power and lighting. A wooden gate also offers convenient access to the garden.

At the rear of the property, you'll find a combination of gravel pathways and lawn, enhanced by mature trees and flower beds. A flagstone patio, sheltered by a wooden pergola, offers an ideal setting for outdoor furniture—perfect for both relaxation and entertaining. Additional features include an outside tap and security lighting.

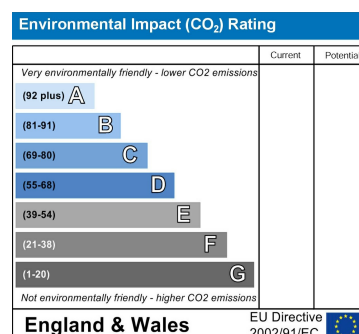
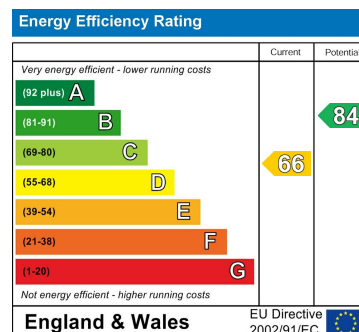
### Local Authority

Tewkesbury Borough Council  
Council Tax Band:

### Services

### 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.

10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW email:office@mwea.co.uk

GLoucester 01452 682952 WWW.MWEA.CO.UK

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at 10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW

