



1 Rectory Close

Maisemore, Gloucester, GL2 8FL

£645,000



We are delighted to present this stunning former show home, located on the sought-after Rectory Close—a small and prestigious development of just 28 properties in the desirable village of Maisemore. Built by the highly regarded Newland Homes, this executive detached residence offers an abundance of space, style, and a high-quality finish, with the added benefit of a remaining NHBC warranty.



Entrance
Via composite door into Entrance Hall

Entrance Hallway
Radiator, stairs to first floor, under stairs storage, Amtico flooring, doors to cloakroom, lounge & open plan kitchen/diner.

Cloakroom
Upvc double glazed frosted window to frost aspect, low level wc, sink unit with mixer tap over, radiator, Amtico flooring.

Lounge 16'4 x 13'7 (4.98m x 4.14m)
Upvc double glazed bay window to front aspect, two radiators, Tv point, Telephone point, power points.

Open Plan Kitchen/Diner 20'10 x 16'10 (6.35m x 5.13m)
Range of base and eye level storage units with quartz top surfaces, integrated double Neff oven, dishwasher, fridge freezer. Stainless steel one and a half bowl sink unit with mixer tap over, tiled splashback, Upvc double glazed window to rear aspect, radiator, Neff electric hob and extractor hood, Island with further storage and space for bar stools, pantry storage cupboard, inset spotlights, door to utility room, integral door to garage. Amtico flooring throughout.
Snug - Radiator, Tv point, open to dining area, Upvc double glazed windows to rear and side aspects, Upvc double glazed French doors on to rear aspect.

Conservatory 9'3 x 7'10 (2.82m x 2.39m)
Upvc double glazed french doors to rear, Upvc double glazed windows throughout, Amtico flooring, radiator.

Utility Room
Radiator, plumbing for washing machine and tumble dryer, base storage units and one eye level, quartz worksurface over, stainless steel sink unit with mixer tap over and single drainer. Extractor fan, composite double glazed door to side aspect. Amtico flooring, Tiled splashback.

First Floor Landing
Doors to all rooms, access to loft space, airing cupboard with Ecodan water tank, storage cupboard.

Bedroom 1 19'6 x 10'8 (5.94m x 3.25m)
Upvc double glazed window to front aspect, two radiators, fitted wardrobes, door to en-suite, power points.

En-Suite 7'4 x 4'4 (2.24m x 1.32m)
Tiled double shower cubicle with dual shower head, Upvc double glazed frosted window to side aspect, sink unit with mixer tap over, low level wc, shaver point, chrome heated towel rail, tiled flooring, part tiled walls and extractor fan.

Bedroom 2 14'10 x 9'11 (4.52m x 3.02m)
Upvc double glazed window to rear aspect, radiator, double fitted wardrobes, door to en-suite.

En-Suite 8'3 x 4'8 (2.51m x 1.42m)
Tiled double shower cubicle with dual shower head, tiled floor, heated chrome towel rail, low level wc, sink unit with mixer tap over, Upvc double glazed frosted window to side aspect, part tiled walls, extractor fan.

Bedroom 3 13'0 x 11'8 (3.96m x 3.56m)
Upvc double glazed window to front aspect, radiator, tv point, power points.

Bedroom 4 11'11 x 10'8 (3.63m x 3.25m)
Upvc double glazed window to rear aspect, radiator, Tv point, power points.

Bedroom 5 13'0 x 8'10 (3.96m x 2.69m)
Upvc double glazed window to front aspect, radiator, power points.

Bathroom
Upvc double glazed frosted window to side aspect, sink unit with mixer tap over, low level wc, panelled bath with dual shower head over, heated chrome towel rail, shaver point, tiled floor, part tiled walls, extractor fan.

Rear Garden
Mainly laid to lawn, patio area, side access, shrubs, trees and bushes, enclosed by timber panel fencing, door to garage.

Garage 19'7 x 10'8 (5.97m x 3.25m)
Up & over door with power & lighting.

Tenure
Freehold.

The 28 properties in Rectory Close share a 4 acre open meadow that adjoins the development.

There is a Landscape Maintenance and Management Fee of £501.98 per annum.

Local Authority
Tewkesbury Borough Council- Band F

Services
Mains water, electric and drainage.

Air source heat pump.

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		
(81-91) B	81	90
(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

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