



3 Wetherleigh Drive

Highnam, Gloucester, GL2 8LW

£410,000



Murdock and Wasley Estate Agents are delighted to present this beautifully presented four-bedroom detached family home, situated in a highly sought-after village location with a fantastic primary school, post office, and a doctor's practice.

The current owner have meticulously updated the property, which now features a modern kitchen/diner, a comfortable lounge, and four spacious bedrooms, making it perfect for the whole family to enjoy. The home also includes a beautiful south facing garden, garage and driveway.

We think this property will be very popular and strongly recommend scheduling a viewing as soon as possible to avoid disappointment!



Entrance Hall

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

Cloakroom

Low level wc, vanity wash hand basin with mixer tap over, heated towel rail, upvc wall panelling, inset ceiling spotlights, front aspect upvc double glazed window.

Kitchen/ Diner

Range of base, wall and drawer mounted units, laminate worksurfaces, stainless steel sink unit with a mixer tap over. Appliance points, power points, eye level double oven/ grill, four ring gas hob with extractor hood over, integral fridge/ freezer, dishwasher and washing machine. Space for dining table, laminate flooring, inset ceiling spotlights, radiator, two rear aspect upvc double glazed windows and door leading to the garden.

Lounge

Tv point, telephone point, power points, three radiators, laminate flooring, inset ceiling spotlights, two front aspect upvc double glazed windows.

Landing

Power points, inset ceiling spotlights, side aspect upvc double glazed window, access top loft space with 'Alpha' gas fired combination boiler. Doors lead off:

Bedroom One

Power points, radiator, laminate flooring, inset ceiling spotlights, rear aspect upvc double glazed window with far reaching views.

Bedroom Two

Power points, radiator, laminate flooring, inset ceiling spotlights, front aspect upvc double glazed window.

Bedroom Three

Power points, radiator, laminate flooring, inset ceiling spotlights, front aspect upvc double glazed window.

Bedroom Four

Power points, radiator, inset ceiling spotlights, rear aspect upvc double glazed window with far reaching views.

Bathroom

Suite comprising panelled bath with shower off the mains over, low level wc, vanity wash hand basin with mixer tap over. Heated towel rail, vinyl flooring, upvc wall panelling, side aspect upvc double glazed window.

Outside

To the front of the property is a private driveway which provides off road parking for two / vehicles. This leads to the:

Garage

Accessed via up 'n' over door with power, lighting and rear personnel door.

To the rear of the property lies a beautifully enclosed, south-facing garden, perfect for outdoor living. It features a flagstone patio ideal for alfresco dining and entertaining, which steps down to a level lawn bordered by neatly manicured flowerbeds. Gravelled pathways weave through the space, leading to a charming pergola. For added convenience, the garden is equipped with outdoor lighting and a water tap.

Tenure

Freehold

Services

Mains water, gas, electricity and drainage.

Local Authority

Tewkesbury Borough Council
Council Tax Band: D

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		
(81-91) B		
(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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