



12 Enborne Close

Tuffley, Gloucester, GL4 0RE

Offers in excess of £350,000



Murdock & Wasley Estate Agents are delighted to welcome to the open market this four-bedroom detached family home, ideally positioned in a sought-after cul-de-sac. The property enjoys a convenient location within walking distance of local schools, shops, and other amenities.

The accommodation offers a stylish kitchen/breakfast room, a spacious lounge/diner, and a master bedroom complete with en-suite facilities. Externally, there is an enclosed rear garden, garage, and driveway providing off-road parking.

We believe this fantastic home presents a superb opportunity for families and should not be missed!



Entrance Hall

Accessed via upvc double glazed door, power points, radiator, laminate flooring, inset ceiling spotlights, coving. Door to:

Cloakroom

Low level wc, vanity wash hand basin with mixer tap over and storage below, radiator, vinyl flooring, coving, front aspect upvc double glazed window.

Lounge/ Diner

Tv point, telephone point, power points, two radiators, inset ceiling spotlights, coving, space for dining table, stairs to first floor landing, door to storage cupboard, front aspect upvc double glazed window. Door to:

Kitchen/ Breakfast Room

Range of base, wall and drawer mounted units, laminate worksurfaces, sink unit with mixer tap over. Appliance points, power points, eye level double oven/ grill, four ring induction hob, integral fridge/ freezer, space for washing machine, walk-in pantry. Breakfast bar, radiator, tiled flooring, coving, rear aspect upvc double glazed window and French doors.

Inner Hallway

Storage space with a door leading to the:

Garage

Accessed via up and over door with power and lighting, Vaillant gas fired boiler, rear aspect wooden glazed door to garden.

Landing

Door to storage cupboard. Doors lead off:

Master Bedroom

Tv point, power points, radiator, built in wardrobes, front aspect upvc double glazed window. Opening to:

En-Suite

Suite comprising step in shower cubicle with shower off the mains, low level wc, vanity wash hand basin with mixer tap over and storage below. Fully tiled walls, tiled flooring, inset ceiling spotlights.

Bedroom Two

Power points, radiator, bespoke wooden wall panelling, inset ceiling spotlights, access to loft space, front aspect upvc double glazed door. Opening to walk-in wardrobe with shelving and hanging rails.

Bedroom Three

Power points, radiator, coving, inset ceiling spotlights, built in wardrobe and drawers, rear aspect upvc double glazed window.

Bedroom Four

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

Bathroom

Suite comprising panelled bath with shower attachment, step in shower cubicle with shower off the mains, low level wc, his and hers sink unit with storage below and mixer tap's over. Heated towel rail, vinyl flooring, inset ceiling spotlights, rear aspect upvc double glazed window.

Outside

To the front of the property, a private driveway provides convenient off-road parking and leads directly to the garage. Steps lead to the front door, offering a welcoming approach to the home.

A wooden side gate provides easy access to the rear garden.

At the rear, you'll find a well-presented, low-maintenance split-level garden. The lower level features a spacious paved patio area with rustic pallet seating, perfect for outdoor dining or entertaining, while the upper level offers a neatly maintained lawn bordered by mature hedging for added privacy. This outdoor space is ideal for relaxing, socialising, or enjoying some light gardening.

Tenure

Freehold

Local Authority

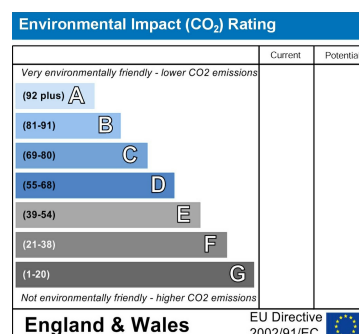
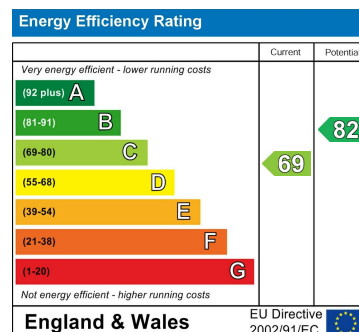
Gloucester City Council
Council Tax Band: D

Services

Mains water, gas, electricity and drainage.

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.



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To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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