



## 2 Leighton Close

Twigworth, Gloucester, GL2 9GN

**£395,000**



We are delighted to bring to market this immaculately presented three-bedroom detached family home, situated on the edge of the highly sought-after Twigworth Green Development.

Built in 2022, the property still benefits from a 7-year NHBC warranty and offers stylish, modern living throughout. Externally, the home boasts a low maintenance side garden featuring a charming wooden-built cabin and covered seating areas, ideal for entertaining or relaxing. A driveway provides off-road parking and leads to a detached garage.





**Entrance Hallway 7'11 x 6'0 (2.41m x 1.83m)**

Approached via double glazed front door, radiator, tiled flooring, stairs leading to first floor, doors to cloakroom, kitchen/diner & lounge.

**Cloakroom 6'0 x 4'8 (1.83m x 1.42m)**

Low level wc & pedestal wash hand basin, tiled flooring, radiator.

**Lounge 18'0 x 10'10 (5.49m x 3.30m)**

Upvc double glazed windows to front & Upvc double glazed french doors to side, television point, radiator, power points, tiled flooring.

**Kitchen/Diner 17'10 x 10'3 (5.44m x 3.12m)**

Upvc double glazed windows to front & two Upvc double glazed windows to side, eye & base level units with roll edge work tops, built in fridge/freezer & dishwasher, sink/drain, electric oven with induction hob & hood, tiled flooring, radiator, power points, partly tiled walls, recessed down lights, door to:

**Utility 6'0 x 5'3 (1.83m x 1.60m)**

Double glazed door to rear, base level units with roll edge work tops, sink/drain, plumbing for washing machine, wall mounted combination boiler, radiator, tiled flooring.

**First Floor Landing 12'1 x 6'6 (3.68m x 1.98m)**

Upvc double glazed windows to side, access to loft via hatch, airing cupboard, radiator. Doors to all rooms.

**Bedroom 1 11'6 x 9'6 (3.51m x 2.90m)**

Upvc double glazed windows to side & front, radiator, power points, opening to:

**Dressing Room 6'1 x 6'0 (1.85m x 1.83m)**

Upvc double glazed window rear, storage space, door to:

**En-Suite 6'9 x 4'7 (2.06m x 1.40m)**

Upvc frosted double glazed window to rear, shower cubicle, low level wc & pedestal wash hand basin, heated towel rail, tiled flooring, partly tiled walls.

**Bedroom 2 11'7 x 10'3 (3.53m x 3.12m)**

Upvc double glazed windows to both front & side, radiator, power points.

**Bedroom 3 11'10 x 7'3 (3.61m x 2.21m)**

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

**Bathroom 8'3 x 5'6 (2.51m x 1.68m)**

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

**Outside**

Outside - To the front there is a pathway leading to the front door with garden areas either side.

To the side there is a low maintenance garden which is mainly laid to Astroturf with a slate seating area. There is also a wooden built cabin with seating spaces either side. All enclosed with gated access at the rear.

**Garage 19'7 x 9'5 (5.97m x 2.87m)**

Up & over door with power & lighting, french doors leading to garden.

**Tenure**

Freehold. Please note there is an annual service charge of £180.00 per annum.

**Services**

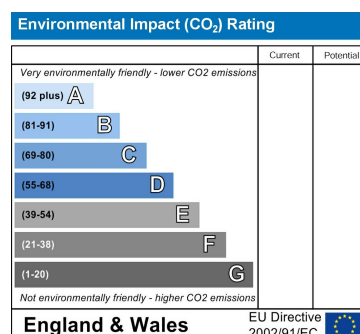
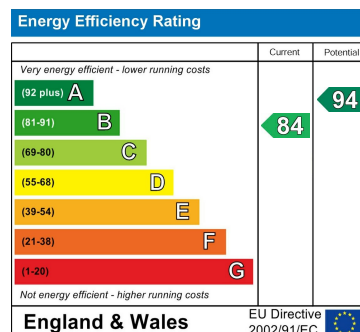
Mains water, gas, electricity & drainage.

**Local Authority**

Tewkesbury Borough Council- 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.



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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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