



FOR SALE
STEVE GOOCH
ESTATE AGENTS
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16 Mayalls Close
Tirley GL19 4HW



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Guide Price £600,000

AN EXTREMELY WELL PRESENTED FOUR DOUBLE BEDROOM DETACHED FAMILY HOME having TWO RECEPTIONS, SUN ROOM, AND STUNNING OPEN PLAN KITCHEN / BREAKFAST ROOM with LARGE BI-FOLD DOORS OPENING ONTO THE GARDEN plus SEPARATE UTILITY, GARAGE and OFF ROAD PARKING, situated in a VILLAGE LOCATION within EASY COMMUTING DISTANCE to the CATHEDRAL CITIES of GLOUCESTER and CHELTENHAM and enjoying COUNTRYSIDE VIEWS.

Tirley has its own local Church and public house. There is a Post Office available in neighbouring Ashleworth. The nearest towns are Tewkesbury ((7 miles), Cheltenham (10 miles) and Gloucester (11 miles) for more comprehensive shopping and recreational facilities with the Malvern Hills to the North and Cotswold Hills to the East.



Entrance via solid wooden door with glazed panels either side into:

ENTRANCE HALL

Karndean flooring, radiator, telephone point, coving, door to good sized understairs storage cupboard.

CLOAKROOM

Low-level WC, wall mounted wash hand basin with storage underneath, heated towel rail, Karndean flooring, partly tiled walls, front aspect frosted UPVC double glazed window.

KITCHEN / FAMILY ROOM

21'2 x 18'6 max (6.45m x 5.64m max)

The kitchen comprises of floor to ceiling units, large pull out drawers, oven, steam oven, microwave and grille and warming drawer, built-in glass fronted temperature controlled wine fridge, one and a half bowl single drainer sink unit, food waste disposal, Axiom Paloma worksurfaces, space for large fridge / freezer, integrated dishwasher, NEFF induction hob with extractor fan over, inset ceiling lights, feature lighting, space for large table, two floor to ceiling radiators, double bi-fold doors with opening through to the garden, Karndean flooring. Part glazed wooden door gives access to:

UTILITY

9'2 x 7'6 (2.79m x 2.29m)

Range of base, wall and drawer mounted units, plumbing for washing machine, space for tumble dryer, one and a half bowl single drainer sink unit with mixer tap over, radiator, power points, Karndean flooring, inset ceiling lights, rear aspect UPVC double glazed window overlooking the rear garden, side aspect wood effect UPVC double glazed door, wooden door giving access into the garage.

LOUNGE

16'8 x 14'2 (5.08m x 4.32m)

Wood burning stove on a tiled hearth, wood mantle over, Karndean flooring, two radiators, television point, coving, sliding UPVC double glazed doors into:





CONSERVATORY

14'2 x 7'1 (4.32m x 2.16m)

The conservatory is of UPVC construction, brick base, double UPVC glazed doors leading to the rear garden with a lovely outlook over the surrounding farmland.

OFFICE

9'7 x 7'3 (2.92m x 2.21m)

Karndean flooring, radiator, coving, wall mounted storage and shelving, front aspect UPVC double glazed window.

FROM THE ENTRANCE HALL, STAIRS LEAD TO THE FIRST FLOOR.

LANDING

Radiator, access to loft space, wooden door giving access to a good sized storage cupboard, further double wooden doors giving access to airing cupboard with slatted shelving and hanging space, also housing the Megaflow tank, front aspect double glazed UPVC window.

BEDROOM 1

14'4 x 11'7 (4.37m x 3.53m)

Two sets of built-in double wardrobes with hanging rail and shelving, dressing area with storage and drawers, radiator, rear aspect UPVC double glazed window overlooking the rear garden and having a lovely outlook over the surrounding countryside. Wooden door into:

EN-SUITE

Free standing basin with mixer tap over, storage below, low-level WC, double shower cubicle with tiled walls and shower over, tiled walling, extractor fan, radiator, front aspect frosted UPVC double glazed window.

BEDROOM 2

13'5 x 11'2 (4.09m x 3.40m)

Radiator, television point, door giving access to double wardrobe with hanging space and shelving, rear aspect UPVC glazed windows overlooking the surrounding fields.

BEDROOM 3

10'9 x 9'5 (3.28m x 2.87m)

Radiator, television point, double wardrobes with hanging space and shelving, rear aspect double glazed UPVC window having a lovely outlook.



BEDROOM 4

11'2 x 7'7 (3.40m x 2.31m)

Radiator, double wardrobes with hanging space and shelving, front aspect UPVC double glazed window.

BATHROOM

White suite comprising of vanity wash hand basin with cupboards below, low-level WC, P shaped bath with shower attachment over, partly tiled walls, inset ceiling lights, extractor fan, radiator, front aspect frosted UPVC double glazed window.

OUTSIDE

To the front of the property, there is a large block paved driveway suitable for the off road parking of several vehicles, in turn leading to:

INTEGRATED GARAGE

15'6 x 8'8 (4.72m x 2.64m)

Power and lighting, shelving, Worcester gas-fired boiler, accessed from the front via up and over doors.

The block paved driveway also leads up to a path leading to the front door. There is a lawned area to the front and access to the side and rear can be gained to the right hand side of the property via wrought iron gates. To the side, there is a large patio area and a personal door into the utility room. The side is enclosed by walling and fencing. The rear garden has a continuation of the patio which allows for a lovely, big seating area, feature retaining wall providing steps up to the pleasant garden area and well maintained lawns with flower borders to either side, garden pond. To the top of the garden, there is a feature covered seating area with beautiful views over the surrounding farmland. The rear garden is enclosed by fencing.

SERVICES

Mains water, electricity and drainage. LPG fired heating.

WATER RATES

Severn Trent - to be confirmed.

LOCAL AUTHORITY

Council Tax Band: F

Tewkesbury Borough Council, Council Offices, Gloucester Road, Tewkesbury, Gloucestershire. GL20 5TT.





TENURE

Freehold.

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

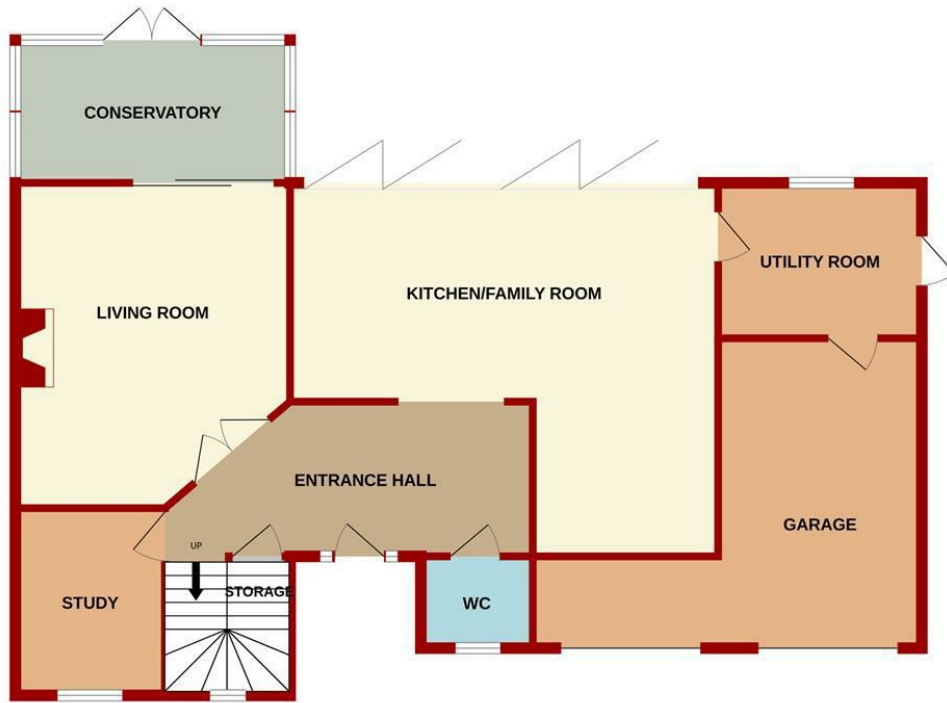
From Gloucester, proceed along the A417 passing through Maisemore and Hartpury towards Staunton. Upon passing the BP garage on your right hand side, take the next right turning signposted Tewkesbury and Upton on Severn on the B4211. Proceed along this road for approximately one to two miles until seeing a turning on your right signposted Tirley. Proceed along on the B4213 to the Old Pitch and left into Mayalls Close, then the first turning right, where the property will be found in the corner.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



GROUND FLOOR



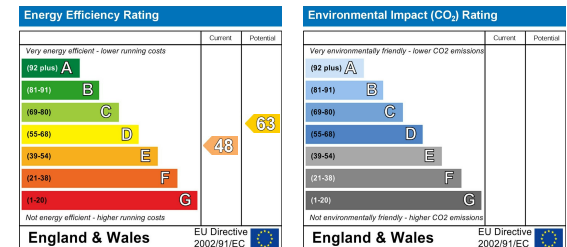
1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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