



**1 Crimperland Close**  
**Minsterworth GL2 8LQ**



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985

# 1 Crimperland Close

## Minsterworth GL2 8LQ

£840,000

**OFFERING THE PERFECT BLEND OF COMFORT AND STYLE, with GREAT VIEWS TO THE REAR, IS THIS FIVE BEDROOM DETACHED BRAND NEW FAMILY HOME FINISHED TO A HIGH SPECIFICATION with AIR SOURCE HEAT PUMP, LUSO SANITARYWARE, BOASTING THREE EN-SUITE BEDROOMS, OPEN PLAN FAMILY / LIVING / DINING ROOM with SEPARATE SNUG, UTILITY AND PLAYROOM, OVER 3,000 SQ FT, LANDSCAPED GARDENS, DETACHED DOUBLE GARAGE with EV CHARGING POINT, AIR SOURCE HEAT PUMP, 10 YEAR PCC WARRANTY.**

Minsterworth village offers a Village Hall, Church, Butchers, Water Ski Club, Care Home and the Harvey Centre for Education. The city centre of Gloucester is approximately 4-5 miles away for more comprehensive facilities and access to the M5 motorway for connection with the M50 motorway, linking up the Midlands and the North, Wales, London and the South.

Sporting and leisure facilities within the area include a choice of Golf Clubs, various forms of Shooting and Fishing, the Dry Ski Slope at Gloucester, active Rugby, Football and Cricket teams.



Entrance via part glazed door through to:

### **ENTRANCE HALL**

Stone effect tiled flooring with under floor heating, walk-in cupboard with automatic lighting, under stairs storage cupboard, stairs to the first floor.

### **CLOAKROOM**

8'8" x 3'8" (2.65 x 1.12)

White suite comprising of low-level WC, wash hand basin with tiled splashback, automatic lighting, under floor heating.

### **OFFICE**

10'4" x 10'4" (3.16 x 3.17)

Under floor heating, front aspect window.

### **PLAYROOM**

11'5" x 11'5" (3.5 x 3.5)

Under floor heating, front aspect window.

### **KITCHEN / DINING / LIVING ROOM**

32'1" x 16'8" (9.8 x 5.1)

Fully fitted kitchen to comprise of one and a half single drainer sink unit with mixer tap, cupboards under, range of built-in floor and wall mounted cupboards, integrated electric oven, built-in grill over, cupboard above and below, built-in bin storage, four ring electric hob, integrated dishwasher, stone effect tiled flooring with underfloor heating, fireplace housing wood burning stove, two bi-fold doors through to rear patio with a lovely outlook onto surrounding fields and farmland.

### **UTILITY**

13'7" x 7'5" (4.16 x 2.27)

Stone effect tiled flooring with under floor heating.

### **SNUG**

19'1" x 11'5" (5.82 x 3.5)

Under floor heating, side aspect window.

FROM THE ENTRANCE HALL, STAIRWAY GIVES ACCESS THROUGH TO THE FIRST FLOOR.





## LANDING

Walk-in airing cupboard with hot water tank, two double radiators, front aspect window. Stairs to the second floor.

## BEDROOM 2

16'8" x 11'1" (5.1 x 3.4)

Double radiator, rear aspect window with a lovely unspoilt outlook onto surrounding fields and farmland. Door to:

## EN-SUITE

10'2" x 3'11" (3.1 x 1.2)

Fitted double shower cubicle and tray, shower, tiled surround, vanity wash hand basin, tiled splashback, cupboards under, close coupled WC, heated towel rail, tiled flooring, side aspect frosted window.

## BEDROOM 3

14'6" x 10'9" (4.42 x 3.29)

Double radiator, front aspect window. Door to:

## EN-SUITE

10'2" x 3'11" (3.1 x 1.2)

Fitted shower cubicle and tray, vanity wash hand basin with tiled splashback, cupboards below, close coupled WC, tiled flooring, heated towel rail, side aspect frosted window.

## BEDROOM 4

15'3" x 11'0" (4.65 x 3.37)

Double radiator, front aspect window.

## BEDROOM 5

13'7" x 11'9" (4.16 x 3.59)

Double radiator, rear aspect window with a lovely outlook over the surrounding fields and farmland.

## BATHROOM

11'9" x 6'6" (3.6 x 2.0)

White suite comprising of roll top bath, separate walk-in double shower cubicle and tray, vanity wash hand basin, cupboards below, tiled splashback, mirror over, close coupled WC, heated towel rail, side aspect frosted window.

FROM THE FIRST FLOOR LANDING, AN EASY TREAD STAIRWAY GIVES ACCESS TO THE SECOND FLOOR.

## LANDING

### MASTER BEDROOM

18'6" x 16'10" (5.66 x 5.14)

Two double radiators, two rear aspect Velux roof lights.

### EN-SUITE

15'3" x 10'10" (4.67 x 3.31)

Walk-in double shower, 'his' and 'hers' wash hand basins, close coupled WC, tiled flooring, heated towel, two front aspect Velux roof lights.

### OUTSIDE

A block paved driveway, suitable for the parking of several vehicles, leads through to:

### DETACHED DOUBLE GARAGE

19'3" x 17'4" (5.87 x 5.3)

Accessed via roller shutter door, half glazed personal door to the side.

A gated side access to either side of the property leads through to the rear where there is a large paved patio area running the full length of the house, outside lighting, outside power, outside tap, steps down to lawned area with fencing surround and having a lovely unspoilt outlook onto fields and farmland. There is also a charging point.

### SERVICES

Mains water, electricity and drainage. Air source heat pump.

Fibre broadband is available at the property.

### WATER RATES

Severn Trent - to be confirmed.

### LOCAL AUTHORITY

Council Tax Band: TBC.

Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

### 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 out of town on the A48 towards Lydney until you come into Minsterworth, where the property can be found on the right hand side.

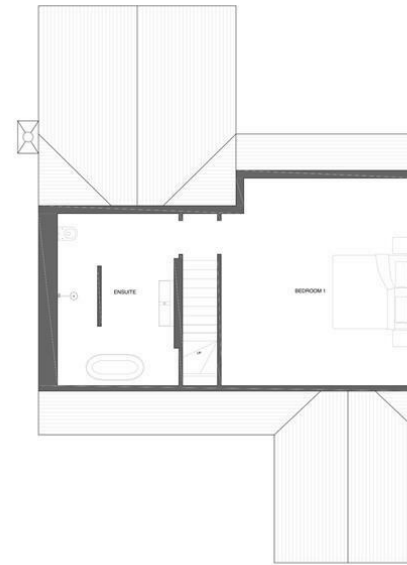
## PROPERTY SURVEYS

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

## AWAITING VENDOR APPROVAL

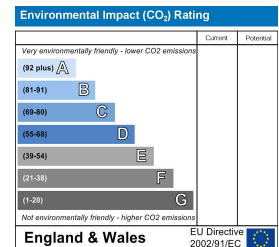
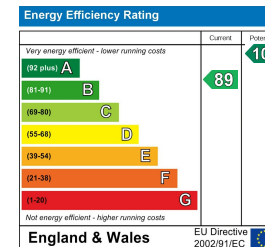
These details are yet to be approved by the vendor. Please contact the office for verified details.





**MISREPRESENTATION DISCLAIMER**

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.





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