



4 Wetherleigh Drive
Highnam GL2 8LW



STEVE GOOCH
ESTATE AGENTS | EST 1985

Guide Price £389,995

**** RECENTLY REDUCED and offering TREMENDOUS POTENTIAL TO EXTEND **** is this WELL PRESENTED FOUR BEDROOM DETACHED FAMILY HOME with TWO RECEPTIONS, having a PRIVATE ENCLOSED REAR GARDEN together with OFF ROAD PARKING AND SINGLE GARAGE, located in the POPULAR VILLAGE of HIGHNAM.

The village of Highnam has previously been awarded 'Best Kept Village' and is a hive of local community activity, with many groups using the popular community hall and rooms near the church. It offers amenities to include a well respected C of E primary school, day nursery, shop / post office, church and doctor's surgery, with further facilities available in both Gloucester (approximately 2 miles away) and Newent (approximately 7 miles away) which is also the senior school catchment area, and where a wider variety of shops, schools, churches of various denominations, health, sports and community centres, libraries etc. can be found. There is also a bus service to Gloucester, Newent and other surrounding areas.

Sporting and Leisure pursuits within the area include a choice of Golf Clubs with an 18 hole Golf Course in Highnam itself, various forms of Shooting and Fishing, the Dry Ski Slope at Gloucester, active local Rugby, Football, Cricket and Hockey Clubs, etc.

For the commuter access can be gained to the M5 motorway (junction 11) via the A40 by-pass for connection with the M50 motorway, the Midlands, and the North, Wales, London and the South.





CANOPY ENTRANCE PORCH

Outside light.

ENTRANCE HALL

Via upvc double glazed frosted door with frosted glazed side panel, wood effect laminate flooring, radiator, door to understairs storage cupboard, stairs to the first floor. Door to:

LOUNGE

20'08 x 10'06 (6.30m x 3.20m)

Inset electric fire on a tiled hearth, wooden mantle over, tv point, coving, two radiators, front and rear aspect windows. Door to:

DINING ROOM

9'05 x 7'09 (2.87m x 2.36m)

Wood effect laminate flooring, radiator, front aspect window.

KITCHEN

13'9" x 8'5" (4.20m x 2.59m)

Range of base, drawer and wall mounted units, under cupboard mains LED lighting, single drainer sink unit, mixer tap, four ring Bosch induction hob with extractor above, built-in Bosch fan assisted oven, plumbing for washing machine, Bosch dishwasher, cupboard housing the Worcester Bosch combination gas fired central heating and domestic hot water boiler, space for fridge/freezer, rear aspect window overlooking the private garden, upvc frosted double glazed door to the rear.

CLOAKROOM

Low level w.c., wall mounted wash hand basin, tiled splashback, radiator, side aspect frosted window.

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

LANDING

Access to boarded loft space fitted with specialist shelving for extra storage and electric light, , door to airing cupboard with shelving and electric heater.

BEDROOM 1

10'7" x 12'0" (3.25m x 3.66m)

Radiator, door to wardrobe with hanging space and shelving, front aspect window.

BEDROOM 2

10'7" x 12'0" (3.25m x 3.66m)

Radiator, TV point, door to wardrobe with hanging space and shelving, front aspect window.

BEDROOM 3

9'08 x 7'08 (2.95m x 2.34m)

Radiator, TV point, rear aspect window.

BEDROOM 4

9'08 x 7'08 (2.95m x 2.34m)

Radiator, coving, door to wardrobe with hanging space and shelving, rear aspect window.

FAMILY SHOWER ROOM

Large walk-in double cubicle with Mira rainfall dual shower head system, pedestal wash hand basin, low level w.c., heated towel rail, part tiled walls, rear aspect frosted window.

OUTSIDE

There is a tarmac driveway providing OFF ROAD PARKING FOR TWO VEHICLES which leads to a SINGLE GARAGE via up and over door, power and lighting, personal door to the rear. There is a pathway to the front door and a rockery with shrubs and bushes.

Gated access to either side of the property leads to the private landscaped rear garden enclosed by high hedging and has a patio area, lawned area, stepping stone path to an enclosed seating and brick built bbq area, outside tap, various mature shrubs and bushes.

SERVICES

Mains water, electricity, gas and drainage.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES

Severn Trent - to be advised.

LOCAL AUTHORITY

Council Tax Band: D
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

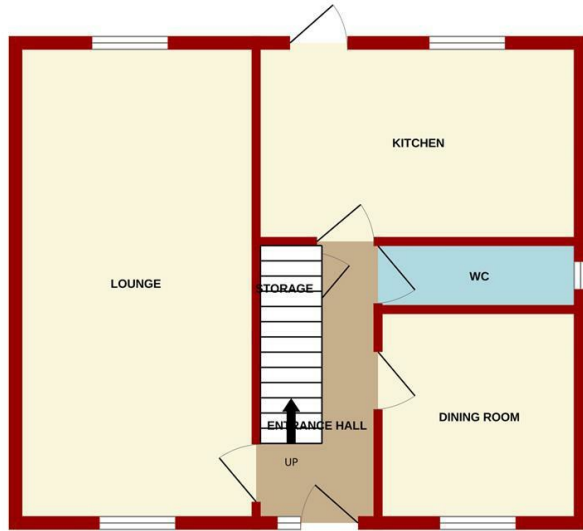
From Newent, proceed along the B4215 heading towards Gloucester. Upon entering the mini roundabout at Highnam, turn left into Oakridge. Continue along this road, taking the sixth left hand turning into Wetherleigh Drive where the property can be found on the right hand side as marked by our 'For Sale' board.

PROPERTY SURVEYS

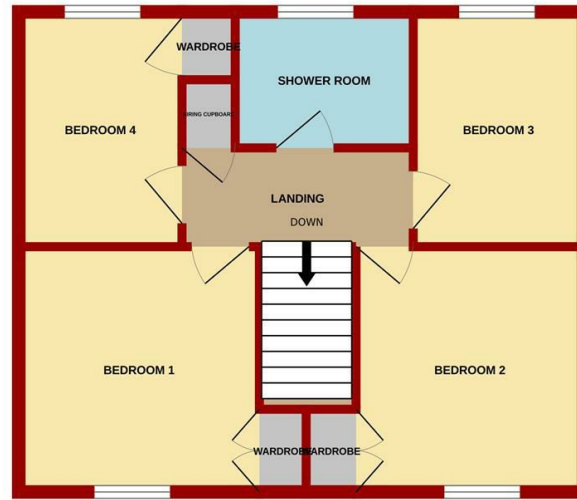
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



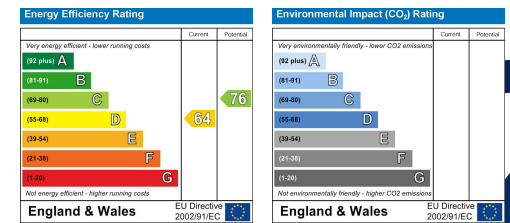
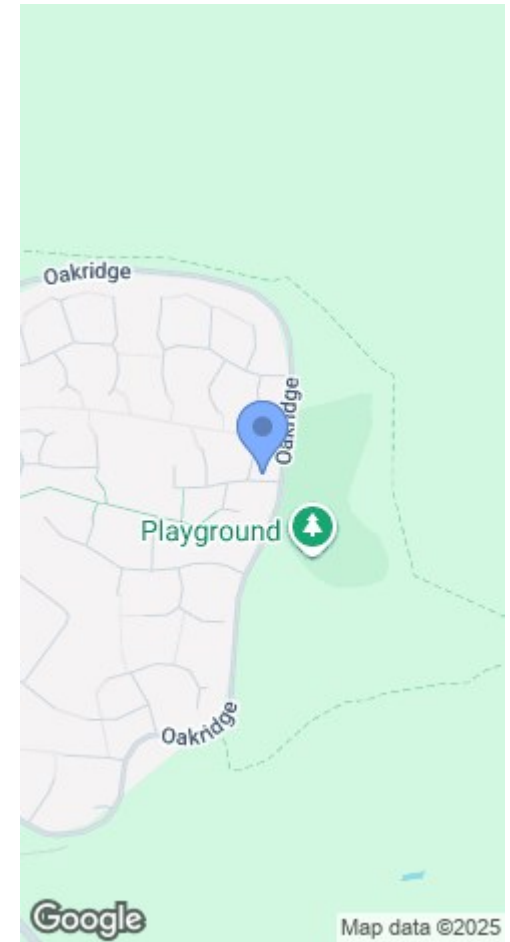
GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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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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