



Sunrise, Tewkesbury Road
Norton, Gloucester GL2 9LQ



STEVE GOOCH
ESTATE AGENTS | EST 1985

Sunrise, Tewkesbury Road Norton, Gloucester GL2 9LQ

£650,000

Stunning detached chain free village property with a double garage sitting within a beautiful level plot measuring just over a third of an acre.

Accommodation comprises hallway, 21ft lounge/bedroom four, 34ft fitted kitchen/diner/family room with French doors out to the garden, utility room, cloakroom, three double bedrooms and a modern bathroom with a white suite.

Outside at the front of the property you have a gravelled driveway leading up to the double garage and lovely front gardens that are mainly laid to lawn.

At the rear of the property there is a large expanse of lawn, a concrete patio and a summer house that is enclosed by fencing.

The village of Norton has a small primary school (Norton Church Of England Primary School), a village hall, a sports pitch, a church and two public houses that serve food The Red Lion at Wainlode Hill and New Dawn situated on the A38. There is also a public transport service providing ease of access to and from Tewkesbury, Cheltenham and Gloucester City Centre.

Gloucester Quays Designer Outlet is new to Gloucester and can be located close to the Historic Docks, here you will find Food, Drink, Cinema and a Hotel.



Upvc double glazed front door leads into:

ENTRANCE HALLWAY

21'8 x 7'4 average measurement (6.60m x 2.24m average measurement)

Access to loft space, double radiator.

LOUNGE/BEDROOM 4

21'7 x 11'1 max (6.58m x 3.38m max)

Two double radiator, coved ceiling, tv point, pebble effect electric fire, tiled heath, upvc double glazed window to side elevation, two double glazed windows to front elevation overlooking the gardens and surrounding area.



KITCHEN/DINER/FAMILY BATHROOM

34'3 x 13'8 max (10.44m x 4.17m max)

A range of modern base and wall mounted units, laminated worktops and splashbacks, single drainer one and a half bowl sink unit with a mixer tap, ceramic hob with extractor over, electric double combination oven, cake warmer, built in fridge/freezer, built in dishwasher, two double radiators, tv point, breakfast bar, space for table and chairs, roof light, window seat, upvc double glazed window to front elevation overlooking the front garden, matching window to side elevation, French doors to rear elevation leading out onto the garden.

UTILITY ROOM

7'7 x 4' (2.31m x 1.22m)

Plumbing for automatic washing machine, hardwood work surface, tiled floor, upvc double glazed window to rear elevation, through to:

CLOAKROOM

4'9 x 4' max (1.45m x 1.22m max)

White suite comprising low level w.c., wash hand basin with a mixer tap, tiled splashback and cupboard below, single radiator, wall mounted gas combination boiler, tiled floor, upvc double glazed window to front elevation.





BEDROOM 1

11'5 x 10'8 (3.48m x 3.25m)

Double radiator, upvc double glazed window to rear elevation overlooking the garden.

BEDROOM 2

12'8 x 8'4 (3.86m x 2.54m)

Double radiator, upvc double glazed window to side elevation.

BEDROOM 3

11'5 x 10'7 (3.48m x 3.23m)

Double radiator, upvc double glazed window to rear elevation overlooking the garden.



BATHROOM

8'5 x 8'2 (2.57m x 2.49m)

White suite comprising panelled bath with a mixer tap, wash hand basin with a mixer tap and cupboard below, low level w.c., walk in shower enclosure and unit, chrome heated towel rail, fully tiled walls, downlighters, extractor fan.

OUTSIDE

To the front there are farm style gates giving access onto gravelled driveway providing off road parking for several vehicles which in turn leads to a:

DETACHED DOUBLE GARAGE

20'9 x 15'7 (6.32m x 4.75m)

Electric up and over door to front elevation, two upvc double glazed windows to side elevation, matching door to side elevation, power, lighting and storage space over.

The front gardens are mainly laid to lawn with a flower border, plants, shrubs, bushes, trees and a block paved pathway leading to a wooden built gate which leads round to a concreted side garden area.

To the rear there is a beautiful enclosed garden which is mainly laid to lawn with a concreted patio area, flower borders, plants, shrubs, bushes, trees and a summer house all surrounded by panelled fencing.

SERVICES

Mains water, electricity, gas and drainage.

WATER RATES

To be advised.

LOCAL AUTHORITY

Council Tax Band: E
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 - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

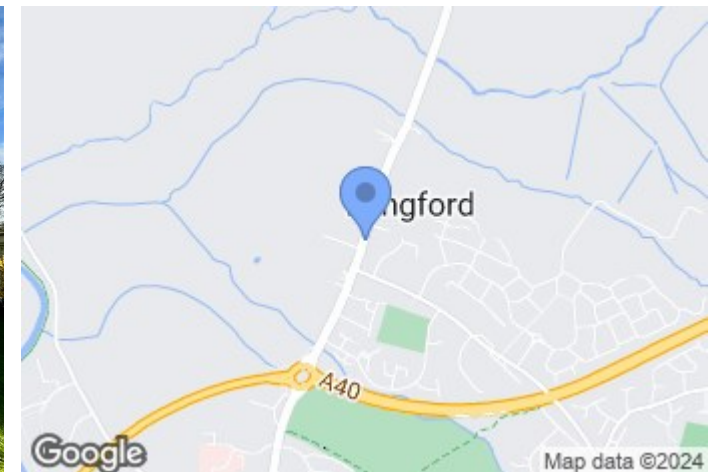
From the Tewkesbury Road, Gloucester proceed towards Tewkesbury on the A38 through Twigworth and into Norton where the property can be located on the right hand side.

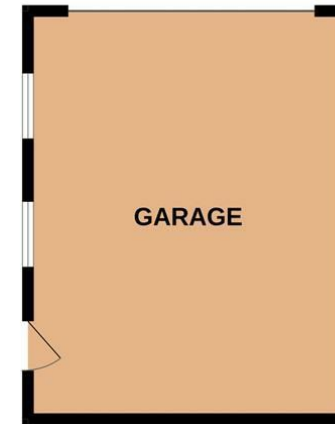
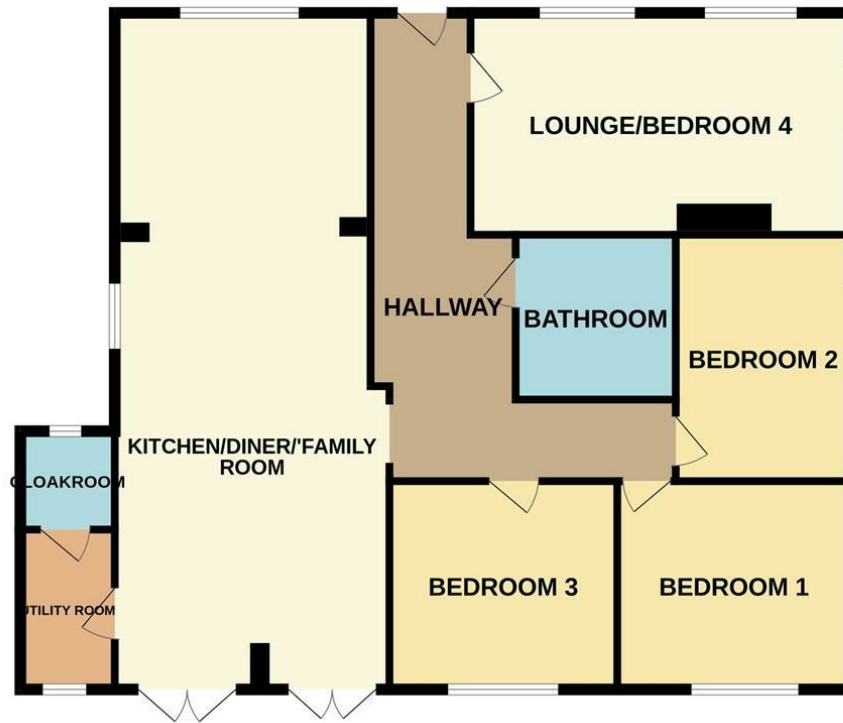




PROPERTY SURVEYS

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



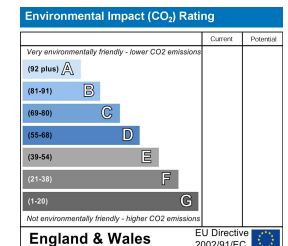
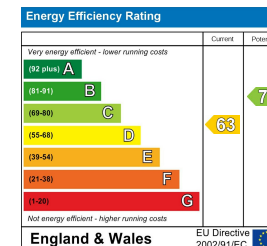


TOTAL FLOOR AREA: 1662 sq.ft. (154.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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