



The Nook, Ash Lane, Twigworth, Gloucester, GL2 9PS

£850,000

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Farr & Farr Sales
Lettings 

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£850,000

THE NOOK IS ONE OF TWO ARCHITECT
DESIGNED DETACHED PROPERTIES BUILT TO THE
VERY HIGHEST AND MOST EFFICIENT
STANDARDS BY A WELL-KNOWN AND LONG
ESTABLISHED BUILDER.

Internally the accommodation comprises four bedrooms of which there is a superb master with large ensuite and Juliet balcony overlooking the garden a second bedroom with an ensuite and two further bedrooms. To the ground floor, a large formal sitting room, study, utility room and cloakroom as well as a very good sized open plan kitchen dining/family room with bifold doors that are adjoin and overlook the gardens.

The property has been built to highly efficient standards involving a air source heat pump and solar panels enabling underfloor heating throughout the ground floor and radiators to the first. Additionally it is double glazed throughout and to the exterior a large garage, ample brick pavia parking and very private gardens to the rear.

Ash Lane is a private and quiet road of predominantly individual detached family homes situated just off Down Hatherley Lane and the Tewkesbury Road approximately 4 miles to the North of Gloucester city centre. Cheltenham, Gloucester city centre and the M5 motorway are both within a very easy reach.

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Oak composite front door set into porch and opening to:-

ENTRANCE HALL

Of a very good size with staircase to landing. Underfloor heating. Oak Staircase with Oak handrails balustrade and treads

CLOAKROOM

Wall mounted WC. Wash hand basin. Part tiled walls. Underfloor heating.

SITTING ROOM 23' 1" x 13' 8" (7.03m x 4.16m)

Large window to the front. Wall mounted TV point and UPVC double glazed sliding patio doors to terrace. Underfloor heating.

STUDY 10' 0" x 8' 3" (3.05m x 2.51m)

Underfloor heating. High speed fibre internet connection.

KITCHEN/DINING/FAMILY ROOM 20' 0" x 27' 2" (6.09m x 8.27m)

Very comprehensively fitted with a range of kitchen units including built-in oven. Large island unit with integral hob ventilated through floor. Built-in fridge and freezer. Built-in dishwasher. Underfloor heating. Two sets of bifold doors to the rear and side. Window to the side.

UTILITY 10' 0" x 9' 10" (3.05m x 2.99m)

Plumbing for washing machine. Built-in units with worktops. Wall cupboards. Door to garage.

FIRST FLOOR

LANDING

Access to ladder loft hatch access.

MASTER BEDROOM 20' 0" x 22' 1" (6.09m x 6.73m)

Two Vellux windows. Juliet balcony with double glazed double French doors. Radiator. Internet ready T.V point.

ENSUITE SHOWER ROOM

Large designer bath with freestanding floor mounted tap Double vanity unit with counter top basins. Wall mounted WC. Large shower. Wall mounted heated towel rail.

BEDROOM 2 16' 0" x 9' 11" (4.87m x 3.02m)

Large wardrobe space. Radiator.

ENSUITE

Large shower enclosure. Wall mounted WC and Vanity unit. Heated towel rail.

BEDROOM 3 12' 0" x 11' 9" (3.65m x 3.58m)

Radiator. Wardrobe cupboard. Internet T.V point.

BEDROOM 4 11' 5" x 8' 2" (3.48m x 2.49m)

Radiator. Internet ready T.V point.

FAMILY BATHROOM

Curved panelled bath with mixer shower over. Wall mounted wash hand basin. Heated towel radiator. Wall mounted W.C.

EXTERIOR

Front gardens laid predominantly to brick pavia driveway with parking and turning areas. Lawns with shrub bed borders and hedging as well as fencing. Side access to:-

Rear gardens of a very good size and laid to lawn with terracing, hedge and fence borders giving a good deal of privacy.

GARAGE

Electric up and over folding door. Window and door to the rear. Power and light. Air source heat pump and solar panel controls.

AGENTS NOTE

EPC: TBC

COUNCIL TAX: TBC





All measurements are approximate and are for guidance only. The actual measurements may vary slightly from those shown on the plans. The plans are not to scale and are not intended to be used as a basis for any legal proceedings. The plans are not intended to be used as a basis for any legal proceedings. The plans are not intended to be used as a basis for any legal proceedings.

These particulars are set out as a general outline and does not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

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