



12 MAYALLS CLOSE  
Tirley | Gloucestershire | GL19 4HW

HUGHES **HS** SEALEY



# Welcome to... 12 MAYALLS CLOSE

Welcome to Number 12, Mayalls Close, a detached five double bedroom family home located in the heart of this very sought-after Gloucestershire village. The home, which is in a cul-de-sac of similar style properties, enjoys spacious accommodation over the two floors, having been extended. Further benefits include a detached double garage and a private, mature garden that enjoys an open outlook across neighbouring paddocks. Furthermore, the property is offered for sale with no onward chain.

Located in the heart of the village, the property is betwixt of Cheltenham and Tewkesbury, with both being only a short drive away. The Medieval town of Tewkesbury offers a wide variety of shops, bars, restaurants and cafés, alongside the Roses Theatre whilst the Regency Spa town of Cheltenham enjoys the Promenade, Montpellier, Cheltenham Racecourse as well as the Town Hall and a variety of festivals that take place throughout the year.

Returning to the property, the home enjoys a wealth of accommodation across the two floors with the ground floor enjoying a welcoming and spacious entrance hall which in turn leads to all ground floor rooms which include a cloakroom, utility room and study.

The home further benefits from three reception rooms being the living room, the dining room and the family room, with the ground floor completed by the spacious kitchen/breakfast room which gives direct access into the property's rear garden.

Upstairs are five double bedrooms, all of which benefit from fitted wardrobes. Furthermore, the principal bedroom and the guest bedroom both feature either an en suite bath or shower.

Completing the upstairs and the property's accommodation is the four-piece family bathroom.















# Explore outside... 12 MAYALLS CLOSE

Externally the home offers driveway parking which in turn leads to the detached double garage. The garage has light, power and loft storage. The remainder of the front is laid to lawn whilst there is gated access to the rear garden.

The rear is a lovely space to be in, mature, private and full of colour. The garden also benefits from overlooking neighbouring paddocks where currently sheep are found grazing. The garden is enclosed by fencing and hedging.

## KEY FEATURES

- A wonderful, extended five double bedroom detached family home
- Located in this wonderful village, betwixt of Cheltenham, Tewkesbury and Gloucester
- Offered for sale with no onward chain
- Mature and private rear garden that backs onto open fields

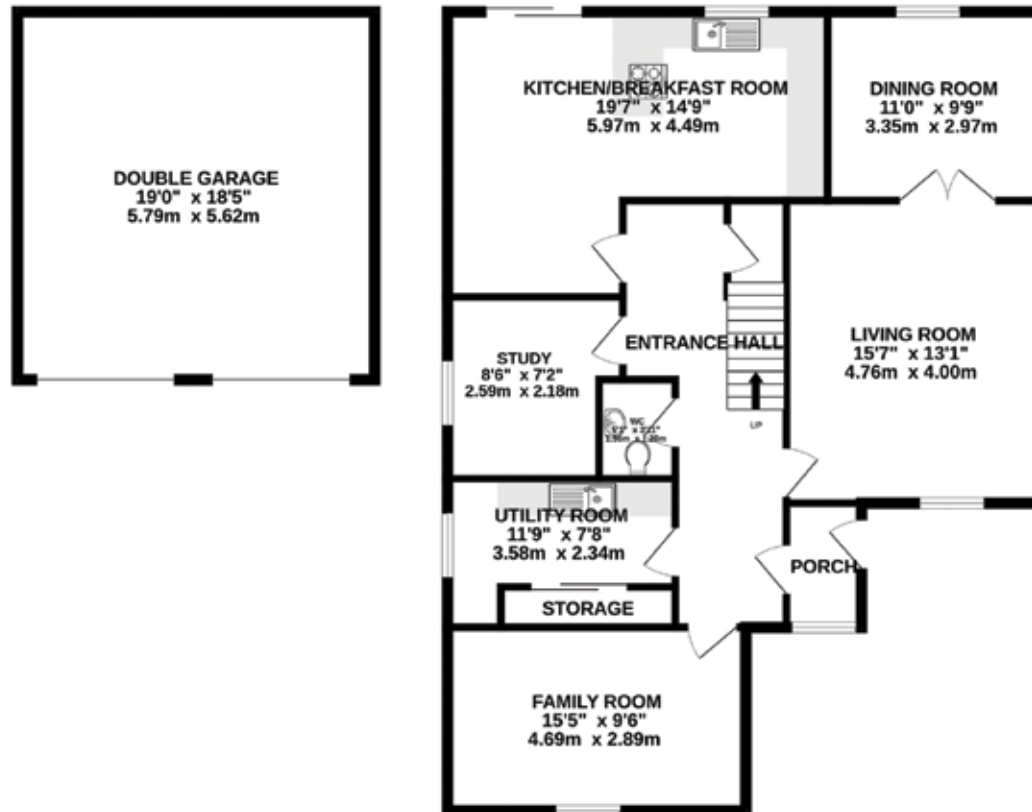
- Internally offering: Entrance Hall, Cloakroom, Utility Room and Study
- Living room, Dining Room, Family Room and Kitchen/Breakfast Room complete the ground floor
- Upstairs benefits from five double bedrooms, all enjoying fitted wardrobes
- Two of the bedrooms benefit from en suite bath/shower rooms
- Four-piece family bathroom
- Detached double garage with light and power. Driveway parking
- A property that comes with a high recommendation to view

## DIRECTIONS

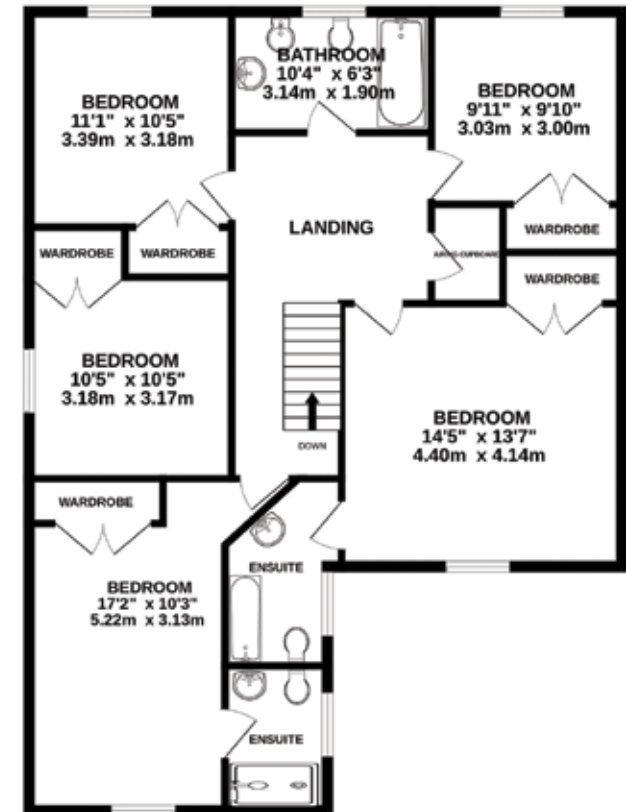
To locate the property, please enter the following postcode: GL19 4HW. Upon entering the Close, take the right hand fork then the property can be found on your left as advertised by our For Sale sign.



**GROUND FLOOR**  
1408 sq.ft. (130.8 sq.m.) approx.



**1ST FLOOR**  
1070 sq.ft. (99.4 sq.m.) approx.



**TOTAL FLOOR AREA : 2478 sq.ft. (230.2 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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