



**16 Apperley Park, Gloucester GL19 4EB**  
**£595,000**



# 16 Apperley Park, Gloucester GL19 4EB

- No onward chain
- Four bedroom detached family home
- Flexible living accommodation
- Ample off road parking and detached garage
- Popular village location
- Tax band E
- EPC C69

**£595,000**



1 High Street, Newent, GL18 1AN

**01531 828970**

**newent@naylorpowell.com**

**www.naylorpowell.com**

## Kitchen

The kitchen is the hub of the home with a breakfast bar for informal dining. There is ample storage in a range of floor and eye level units accompanied by integrated appliances to include electric cooker with five ring gas hob and extractor over. There is also space for undercounter fridge, freezer, washing machine and tumble dryer. Window to rear aspect and door to the garden.

## Conservatory

This spacious conservatory overlooks the rear garden and benefits from ample natural light. Offering a flexible space this room is currently utilised as a dining area and snug. French doors opening onto the garden.

## Dining Room

Generously sized and opens into the conservatory.

## Study

Versatile space, currently utilised as a study, this room would lend itself well to being a playroom, additional bedroom or such like. Window to side aspect.

## Living Room

Generously sized with ample natural light from two windows overlooking the front garden.

## WC

White suite to include WC and wash hand basin.

## Master Bedroom

The spacious master bedroom stretches the length of the home and provides ample storage from a walk in wardrobe accessed via sliding doors. Window to rear aspect overlooking the back garden.

## Ensuite

White suite comprising of WC, twin sink hand basin with mixer taps, bath and shower cubicle with tiled surround. Frosted window to rear aspect.

## Second Bedroom

Built in storage wardrobe and window to front aspect.

## Third Bedroom

Window to front aspect overlooking the front garden.

## Fourth Bedroom

Window to front aspect.

## Bathroom

White suite to include WC, wash hand basin and bath with shower over. Frosted window to side aspect.

## Outside

To the front, property provides off road parking for three vehicles alongside a lawned area stretching the frontage of the home. Accessed via the side gate, the garden offers a private lawned area along with patio area ideal for alfresco dining in the summer months. The garden also benefits from a variety of shrubs, mature trees, flowers, a lean to for additional storage, a shed and a pond.

## Garage

Up and over door granting vehicular access. pedestrian door to the rear.

## Location

The village of Apperley is conveniently located between Tewkesbury, Cheltenham and Gloucester with easy access to the road links ( A38,M5 and M50) It has an OFSTED outstanding primary school and a playgroup adjacent. Buses to the local secondary school in Tewkesbury leave from the end of the cul de sac while the bus route for the Grammar and Private Schools is on the A38. There is an active cricket club, a tennis court, football pitch, allotments and a play ground. The village hall is for communal use and much community based activities run here including exercise classes, painting, social clubs and more. There are numerous nature walks with good views of the Malverns and Cleeve Hill and 3 country pubs close by. The Church in Apperley is situated in a picturesque location with a beautiful duck pond just outside. It has all the advantages of country living with the proximity to local towns.

## Material Information

Tenure: Freehold

Council tax band: E

Local Authority & rates: Tewkesbury Borough Council - Band E - £2547.17 (2024/2025)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

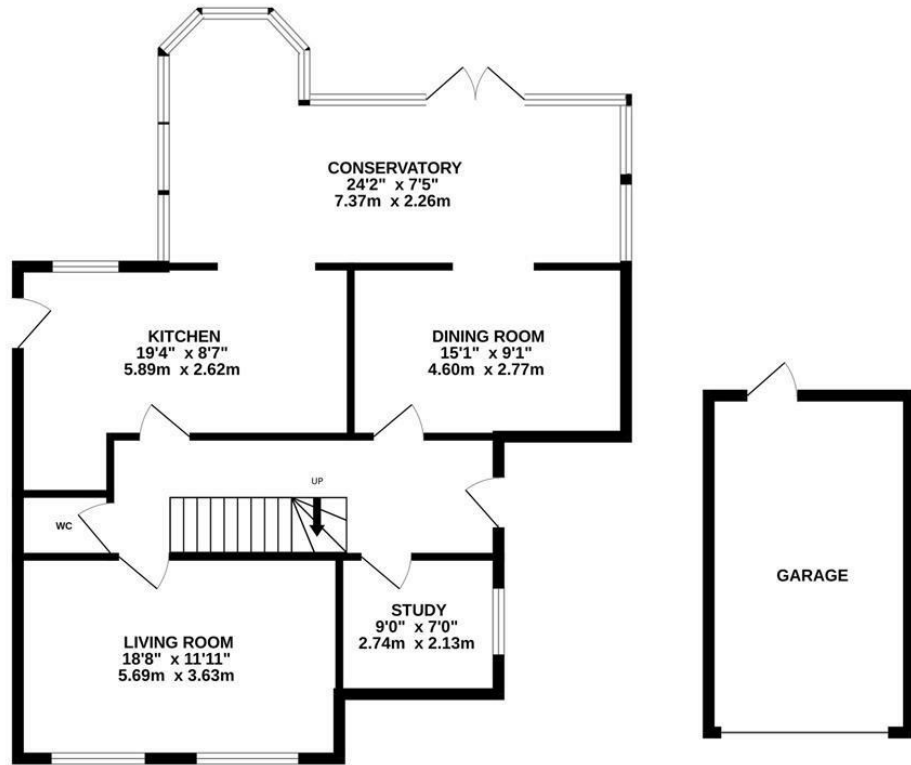
Heating: Gas

Broadband speed: basic 2 Mbps Ultrafast 1000 Mbps

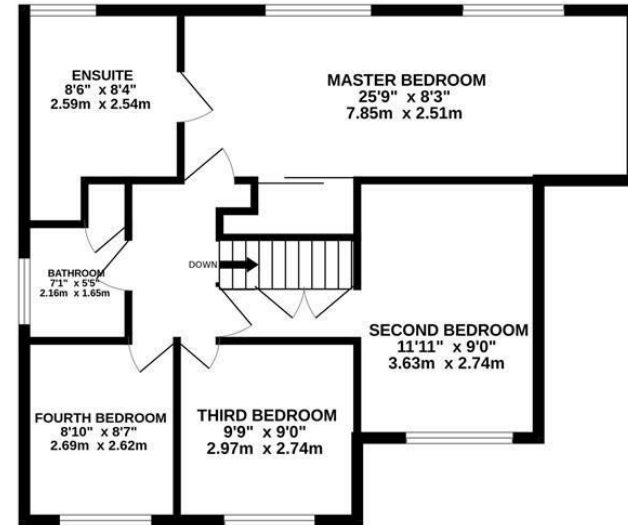
Mobile phone: Vodaphone, O2, EE



GROUND FLOOR



1ST FLOOR



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.  
Made with Metropix ©2024

Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

