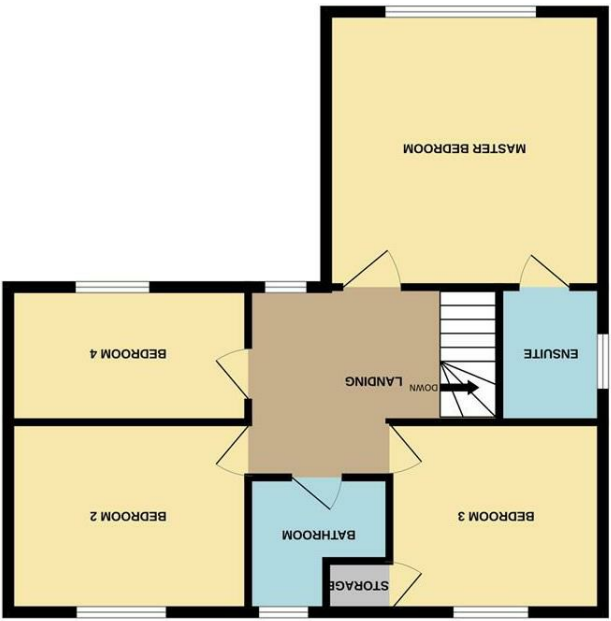
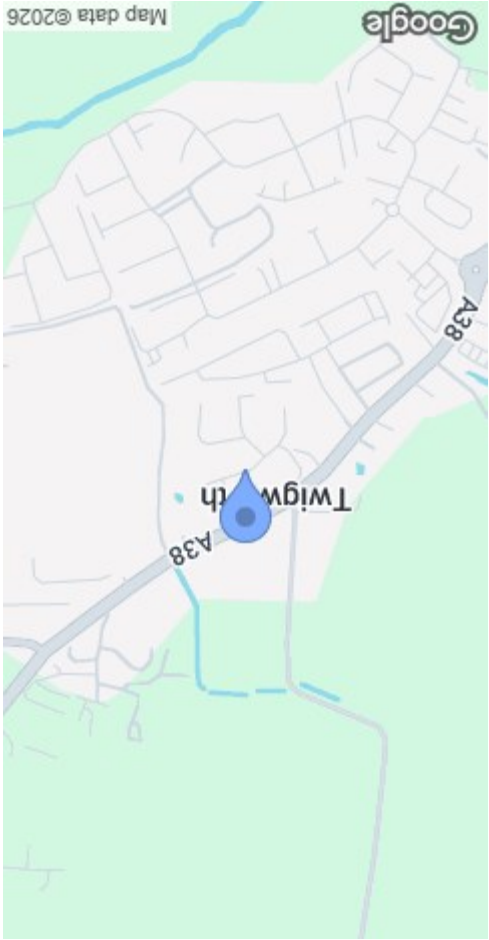


Energy Efficiency Rating	
Current	Future
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1ST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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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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.



68 Aster Close
Twigworth, Gloucester GL2 9GY

£450,000

A BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED FAMILY HOME built in 2022 offering a SPACIOUS 21FT KITCHEN/DINER, MASTER BEDROOM with EN-SUITE SHOWER ROOM and INTEGRAL GARAGE. Offered with NO ONWARD CHAIN.

The accommodation comprises entrance hallway, cloakroom, living room, kitchen/diner, utility room, master bedroom with an en-suite shower room, three further bedrooms and family bathroom.

Additional benefits include GAS FIRED CENTRAL HEATING, UPVC DOUBLE GLAZING THROUGHOUT, REMAINING NHBC WARRANTY, PRIVATE ENCLOSED REAR GARDEN, OFF ROAD PARKING and an INTEGRAL GARAGE.

Twigworth offers an adequate range of local amenities suited to a quieter lifestyle. The area has a small selection of nearby convenience stores and supermarkets within short driving distance, along with a handful of local businesses and services.

The area is situated a short drive from the M5 motorway providing convenient road access to Gloucester and Cheltenham. Gloucester railway station is approximately 1–2 miles away, offering regular direct services to major cities including London, Birmingham, and Bristol. Local bus services also operate nearby, with routes connecting surrounding villages to Gloucester and Cheltenham.



Upvc wood effect door leads into:

ENTRANCE HALLWAY

Wood panelling, stairs leading off with storage under, tiled floor, radiator, power points.

CLOAKROOM

Low level w.c., pedestal wash hand basin with a mixer tap, tiled splashbacks, radiator, upvc double glazed opaque window to front elevation.

LIVING ROOM

14'10" x 13'9" max (4.54m x 4.2m max)

Media wall, power points, coving, radiator, upvc double glazed bay window to front elevation, upvc double glazed window to side elevation.

KITCHEN/DINER

21'0" x 9'6" (6.42m x 2.91m)

Modern fitted kitchen with a range of base, drawer and wall mounted units, wood effect worksurface, one and half bowl sink and drainer unit with a mixer tap, tiled splashbacks, integrated dishwasher, integrated fridge/freezer, integrated oven and five ring gas hob with extractor, power points, radiator, upvc double glazed French doors to rear garden, upvc double glazed window to rear elevation, through to:

UTILITY ROOM

6'9" x 5'2" (2.06m x 1.58m)

Plumbing for automatic washing machine, sink and drainer unit with a mixer tap, radiator, cupboard housing the Ideal combination boiler, power points, upvc double glazed door to side elevation.

From the entrance hallway stairs lead to the first floor.

LANDING

Power points, radiator, access to loft space, upvc double glazed window to front elevation.

MASTER BEDROOM

13'9" x 11'10" (4.20m x 3.61m)

Power points, radiator, upvc double glazed window to front elevation, door into:

EN-SUITE SHOWER ROOM

Shower with tiled surround, low level w.c., pedestal wash hand basin with tiled splashback, heated towel rail, shaver point, extractor fan, upvc double glazed opaque window to rear elevation.

BEDROOM 2

11'11" x 9'8" max (3.63m x 2.95m max)

Power points, radiator, upvc double glazed window to rear elevation.

BEDROOM 3

11'1" x 9'7" max (3.40m x 2.93m max)

Power points, radiator, built in storage cupboard with shelving, upvc double glazed window to rear elevation.

BEDROOM 4

12'0" x 6'10" (3.66m x 2.09m)

Power points, radiator, upvc double glazed window to front elevation.

FAMILY BATHROOM

White suite comprising bath, separate shower unit, low level w.c., pedestal wash hand basin with tiled splashback, heated towel rail, shaver point, extractor fan, upvc double glazed opaque window to rear elevation.

OUTSIDE

To the front there is a tarmacadam driveway providing off road parking for two vehicles which in turn leads to an:

INTEGRAL GARAGE

Up and over door to front elevation, power points, lighting, personal access door to rear elevation onto the garden.

To the rear there is a patio and lawned area, a wooden built cabin with power and lighting, wooden side access gate.

SERVICES

Mains water, electricity, gas and drainage.

WATER RATES

To be advised.

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.

LOCAL AUTHORITY

Council Tax Band: E
Tewkesbury Borough Council, Council Offices, Gloucester Road, Tewkesbury, Gloucestershire. GL20 5TT.

TENURE

Freehold.

MAINTENANCE CHARGES

£313.00 Per Annum.

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 Gloucester take the A38 towards Tewkesbury for some distance then go straight over the Twigworth Green roundabout then take a right where signposted into Aster Close and continue to the end of the road and turn right where the property can be found 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).