



7 Harwell Close

Tuffley, Gloucester, GL4 0QE

£450,000



Murdock & Wasley Estate Agents are delighted to present to the market this superbly presented four-bedroom detached family home, ideally positioned within a highly desirable cul-de-sac, close to outstanding schools and excellent transport links.

Lovingly maintained by the current owners, the property is beautifully appointed throughout and offers spacious, versatile accommodation. The ground floor comprises a selection of reception rooms, including a stunning orangery, a fully integrated kitchen, and a convenient cloakroom.

Upstairs, the property continues to impress with a generous master bedroom featuring an en-suite, alongside three further well-proportioned bedrooms and a modern family bathroom. Externally, the home boasts a beautifully landscaped, enclosed garden, along with a garage and off-road parking.

An early viewing is highly recommended to fully appreciate all that this exceptional home has to offer.



Entrance Hall

Accessed via composite double glazed door, power point, radiator, stairs to first floor landing, laminate flooring. Doors lead off:

Dining Room

Power points, radiator, laminate flooring, coving, space for dining table, front aspect upvc double glazed window. Door to:

Kitchen

Range of base, wall and drawer mounted units, Deckton worksurfaces, one and a half bowl sink unit with a mixer tap over. Appliance points, power points, eye level AEG double oven/ grill and microwave, four ring induction hob with extractor hood over, integral fridge and dishwasher. Space for washing machine and breakfast table, Vaillant gas fired boiler, inset ceiling spotlights, laminate flooring, rear aspect upvc double glazed window. Door to:

Inner Hallway

Power points, laminate flooring, partly tiled walls, rear aspect upvc double glazed door to garden. Door to:

Cloakroom

Low level wc, wall mounted wash hand basin with mixer tap over and storage below, partly tiled walls, tiled flooring, inset ceiling spotlights.

Lounge

Tv point, telephone point, power points, two radiators, feature Portugese limestone fireplace with gas fire inset, coving, front aspect upvc double glazed window, sliding upvc double glazed doors to:

Orangerie

Of brick base and upvc construction, power points, wall lights, solar controlled glass, side aspect upvc double glazed French doors leading to the patio.

Landing

Power points, doors lead off:

Bedroom One

Power points, radiator, built in wardrobes and storage units, door to airing cupboard housing the immersion heater, access to part boarded loft space, front aspect upvc double glazed window. Door to:

En-Suite

Suite comprising step in shower cubicle with shower off the mains, vanity wash basin with mixer tap over and storage below, concealed wc. Heated towel rail, fully tiled walls, tiled flooring, front aspect upvc double glazed window.

Bedroom Two

Power points, radiator, coving, front aspect upvc double glazed window.

Bedroom Three

Power points, radiator, rear aspect upvc double glazed window.

Bedroom Four

Power points, radiator, rear aspect upvc double glazed window.

Bathroom

Suite comprising panelled bath with shower off the mains, low level wc, vanity wash hand basin with mixer tap over and storage below. Heated towel rail, partly tiled walls, vinyl flooring, rear aspect upvc double glazed window.

Outside

The front garden is enclosed by black wrought-iron railings and complemented by neatly maintained shrubs and planting. A block-paved driveway provides off road parking for two vehicles and access to the garage, with a paved pathway leading to the front door. The property occupies a prominent corner position with an open aspect to the front and side.

The beautifully landscaped rear garden is a true highlight of the property, offering a generous, private outdoor space perfect for both relaxing and entertaining. Predominantly laid to lawn and bordered by an abundance of mature trees, shrubs and colourful planting, it provides a peaceful and secluded setting. A spacious patio seating area creates the ideal spot for al fresco dining, while the well-maintained borders and established greenery ensure year-round interest and a wonderful sense of tranquillity. Additional benefits include an outside tap, a useful garden shed for storage, and a personnel door providing convenient access to the driveway and garage.

Tenure

Freehold

Local Authority

Gloucester City Council
Council Tax Band: D

Services

Mains water, gas, electricity and drainage.

Awaiting Vendor Approval

These details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	77
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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