



Hill View Tewkesbury Road
Norton, Gloucester GL2 9LQ



STEVE GOOCH
ESTATE AGENTS | EST 1985

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£585,000

BEAUTIFULLY REFURBISHED and EXTENDED DOUBLE BAY FRONTED DETACHED BUNGALOW with an AMAZING 17FT DINING/FAMILY ROOM that has bifold doors onto the garden, a MODERN FITTED KITCHEN with BUILT IN APPLIANCES and a GENEROUS DRIVEWAY all sitting within a LOVELY THIRD OF AN ACRE LEVEL PLOT

Accommodation comprises hallway, lounge/bedroom three, fitted kitchen, 17ft dining/family room, bedroom one with a walk in wardrobe (plumbing for an en-suite in place), bedroom two that overlooks the rear garden and the bathroom with a modern white suite.

Outside at the front of the property you have a generous gravel driveway and a 7'2" wide access at the side of the property that leads to the 20ft garage.

Around to the rear there is a lovely enclosed garden with patios, a large expanse of lawn and a variety of storage sheds.

The village of Norton has a small primary school (Norton Church Of England Primary School), a village hall, a sports pitch, a church and two public houses that serve food The Red Lion at Wainlope Hill and New Dawn situated on the A38. There is also a public transport service providing ease of access to and from Tewkesbury, Cheltenham and Gloucester City Centre.

Gloucester Quays Designer Outlet is new to Gloucester and can be located close to the Historic Docks, here you will find Food, Drink, Cinema and a Hotel.



Double glazed front door with leaded lights under a covered entrance area leads into:

ENTRANCE HALLWAY

Single radiator, tiled floor, coved ceiling, walk in boiler cupboard with shelving, access to loft space.

LOUNGE/BEDROOM 3

14'9 x 13'4 max (4.50m x 4.06m max)

Former open fireplace, single radiator, wall lights, coved ceiling, upvc double glazed bay window to front elevation.

KITCHEN

11'9 x 8'9 (3.58m x 2.67m)

Base and wall mounted units, oak worktop, single drainer one and a half bowl sink unit with a chrome mixer tap, ceramic hob with extractor over, double oven, built in fridge/freezer, built in dishwasher, opens into:

DINING/FAMILY ROOM

17'6 x 17'5 max (5.33m x 5.31m max)

Gas log effect burner, tiled floor, traditional style radiator, coved ceiling with downlighters, bifold doors to rear elevation onto the garden, matching window to side elevation.

BEDROOM 1

14'9 x 12'3 max (4.50m x 3.73m max)

Walk in wardrobe with hanging space and shelving, double radiator, coved ceiling, upvc double glazed bay window to front elevation.





BEDROOM 2

11'1 x 10' max (3.38m x 3.05m max)

Single radiator, coved ceiling, upvc double glazed window to rear elevation overlooking the rear garden.

BATHROOM

7'6 x 6'6 max (2.29m x 1.98m max)

White suite comprising shower bath with a mixer tap and shower unit over, low level w.c., single bowl sink unit with a mixer tap and cupboard below, chrome heated towel rail, fully tiled walls and floor, extractor fan, upvc double glazed window to rear elevation.

OUTSIDE

To the front of the property there is a gravelled driveway providing off road parking/turning for several vehicles. To the side there are wrought iron gates giving access to the rear.

The access to the side is only 7'2 wide and gives access to a:

GARAGE

20'1 x 10'6 (6.12m x 3.20m)

Up and over door to front elevation, upvc double glazed windows to side and rear elevations, power, lighting, upvc double glazed door to side elevation.

To the rear there is a superb enclosed garden with paved and decked patios, a huge expanse of lawn, flower borders, plants, shrubs, bushes and trees which leads to a gravelled garden area and houses wooden built storage sheds.



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: D

Tewkesbury Borough Council, Council Offices, Gloucester Road, Tewkesbury, Gloucestershire. GL20 5TT.

TENURE

Freehold.

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.



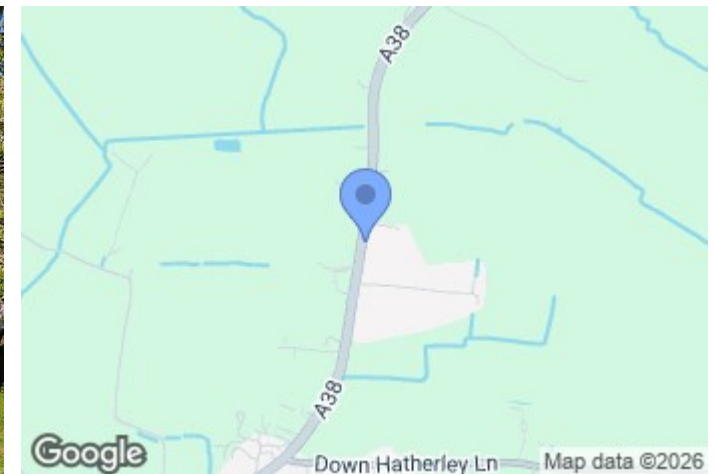


DIRECTIONS

From the Tewkesbury Road, Gloucester proceed towards Tewkesbury on the A38 through Twigworth and into Norton where the property can be located 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).





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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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.

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			
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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