Murdock & Wasley
ESTATE AGENTS

15 Rectory Close

Maisemore, Gloucester, GL2 8FL

£540,000

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Murdock & Wasley Estate Agents are delighted to welcome to the open market this superbly presented and highly efficient four-bedroom detached family home, situated in a sought-after village location just a short distance from the city centre and on the doorstep of beautiful countryside walks across the surrounding meadows.

Constructed in 2019, this beautifully presented four-bedroom family home offers spacious and versatile accommodation throughout. The ground floor features a superb open-plan kitchen/diner with direct access to a light-filled conservatory, creating an ideal space for both everyday family life and entertaining. There are two further reception rooms, offering flexibility as a sitting room, study or playroom, together with a practical utility room and a downstairs cloakroom.
Upstairs, the impressive principal bedroom benefits from fitted wardrobes and a modern en-suite shower room. Three further generously sized bedrooms are served by a contemporary family bathroom, completing the well-planned first-floor accommodation.
Externally, the property continues to impress with a beautifully enclosed rear garden featuring a pergola, a detached double garage, driveway parking, and an EV charging point. Further enhancing its appeal, the home is heated via an energy-efficient air source heat pump and benefits from the addition of solar panels, helping to keep running costs to a minimum.

Entrance Hall
Accessed via composite door, power points, telephone point, radiator, LVT flooring, stairs to first floor landing, wooden door to storage cupboard. Doors lead off:

Cloakroom
Low level wc, pedestal wash hand basin, partly tiled walls, radiator, LVT flooring.

Kitchen
Range of base, wall and drawer mounted units, Quartz worksurfaces, one and a half bowl sink unit with mixer tap over. Appliance points, power points, Neff eye level double oven/ grill, four ring induction hob with extractor hood over, integral fridge/ freezer and dishwasher. Breakfast bar with seating, partly tiled walls, inset ceiling spotlights, radiator, rear aspect upvc double glazed window. Door to:

Utility
Base and wall mounted units, Quartz worksurface, sink unit with mixer tap over. Appliance points, power points, space for washing machine, radiator, partly tiled walls, composite double glazed door to garden.

Conservatory
Power points, radiator, space for dining table, rear aspect double glazed French doors leading to the garden. Double doors lead to the:

Lounge
Tv point, power points, radiator, front aspect upvc double glazed window.

Study
Tv point, telephone point, power points, radiator, Amtico flooring, front aspect upvc double glazed window.

Landing
Power points, radiator, access to loft space, wooden door to storage cupboard with slatted shelving, further door to airing cupboard, access to loft space. Doors lead off:

Master Bedroom
Tv point, power points, radiator, two sets of built in wardrobes, rear aspect upvc double glazed window. Door to:

En-Suite
Suite comprising step in double shower cubicle with shower off the mains, low level wc, pedestal wash hand basin with mixer tap over. Heated towel rail, partly tiled walls, LVT flooring, inset ceiling spotlights, side aspect upvc double glazed window.

Bedroom Two
Tv point, power points, radiator, front aspect upvc double glazed window.

Bedroom Three
Tv point, power points, radiator, front aspect upvc double glazed window.

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

Bathroom
Suite comprising panelled with shower off the mains over, concealed wc, wall mounted wash hand basin with mixer tap over. Heated towel rail, partly tiled walls, LVT flooring, inset ceiling spotlights, rear aspect upvc double glazed window.

Outside
The property further benefits from a detached double garage with power and lighting, featuring two up-and-over doors to the front and a personal door providing convenient access from the garden. A private driveway provides off-road parking for two vehicles and is equipped with an EV charging point.

To the rear, the property enjoys an enclosed garden, predominantly laid to lawn with fenced boundaries providing a good degree of privacy. A paved patio and covered decking area create the perfect setting for outdoor seating and alfresco dining, making it an ideal space to enjoy throughout the warmer months. Gated side access leads to the front of the property, where a further area of garden is enclosed by fencing and gates separating it from the road.

Agents Note
We are advised that the solar panels are owned outright by the current vendor and will be transferred to the new purchaser on completion.

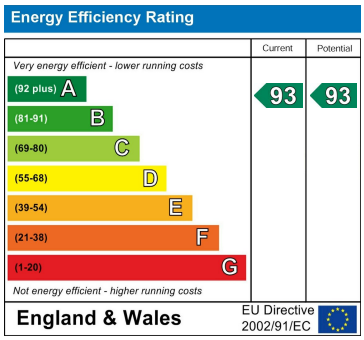
Tenure & Charges
Freehold

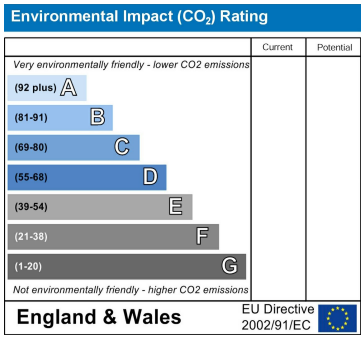
Estate Mgmt Charge: 489.95 per annum payable to BNS Ltd.

Local Authority
Tewkesbury Borough Council
Council Tax Band: F

Services
Mains water, electricity and drainage.
Heating is via an Air Source Heat Pump.

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.





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

10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW email:office@mwea.co.uk

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Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at 10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW

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