

18 Rectory Close
Maisemore GL2 8FL

STEVE GOOCH
ESTATE AGENTS | EST 1985

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Guide Price £530,000

A BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED FAMILY HOME, LARGE KITCHEN / FAMILY ROOM TO THE REAR in excess of TWENTY FEET, MASTER EN-SUITE, SOUTH FACING REAR GARDEN, GARAGE and OFF ROAD PARKING FOR THREE / FOUR VEHICLES situated in a VILLAGE LOCATION.

The village of Maisemore has a good community atmosphere catering for all ages with various sporting groups, drama groups, church, local public house, modern village hall, business centre, nursing home, primary school in the neighbouring village of Hartpury, with the senior school catchment area being Newent.

The city centre of Gloucester is approximately 2 miles away and access to the M5 (junction 11) is approximately 6 miles away for the Midlands, North, Wales and South West.



Pathway to the front leads to a canopy porch with a composite double glazed door into:

ENTRANCE HALL
Amtico wood effect flooring, radiator, understairs storage cupboard, stairs to the first floor. Door to:

CLOAKROOM
Amtico wood effect flooring, low-level WC, wall mounted wash hand basin with tiled splashback, radiator, front aspect frosted UPVC double glazed window.

KITCHEN / FAMILY ROOM
20'8 x 16'8 (6.30m x 5.08m)
Amtico wood effect flooring, range of wall and based mounted units, one and a half bowl sink with mixer tap, built-in oven and grill, centre island with induction hob, extractor fan, seating and storage below, built-in fridge / freezer, further space for a large table, radiator, wooden door giving access to a good sized pantry, side aspect UPVC double glazed window and a large rear aspect UPVC double glazed window overlooking the rear garden. Opening through to:

CONSERVATORY
11'7 x 7'9 (3.53m x 2.36m)
Amtico wood effect flooring, radiator, brick base with glass roof letting in large amounts of natural light, outlook onto the rear garden, double UPVC double glazed doors to the rear patio.

UTILITY ROOM
7'9 x 5'2 (2.36m x 1.57m)
Amtico wood effect flooring, single bowl, single drainer sink with mixer tap over, plumbing for a washing machine, space for a tumble dryer, radiator, base and wall mounted storage, work surface, side aspect composite part glazed door.

LIVING ROOM
16'5 x 13'5 (5.00m x 4.09m)
Two radiatiors, television point, large front aspect bay with UPVC double glazed windows having a lovely outlook to the front of the property.













FROM THE ENTRANCE HALL, STAIRS GIVE ACCESS TO THE FIRST FLOOR.

LANDING
Radiator, access to loft space, door giving access to a good sized cupboard with slatted shelving, further cupboard providing storage and housing the hot water tank, side aspect UPVC double glazed window.

MASTER BEDROOM
10'9 x 9'8 (3.28m x 2.95m)
Radiator, two sets of built-in wardrobes with hanging space and shelving, rear aspect UPVC double glazed window, door giving access to:

EN-SUITE
Low level WC, wash hand basin, walk-in double shower with rainfall shower head, heated towel rail, partly tiled walls, extractor fan, side aspect frosted UPVC double glazed window and tiled flooring.

BEDROOM 2
14'8 x 8'4 (4.47m x 2.54m)
Radiator, sliding double wardrobes with hanging space, rear aspect UPVC double glazed window.

BEDROOM 3
11'7 x 9'6 (3.53m x 2.90m)
Radiator, front aspect UPVC double glazed window.

BEDROOM 4
10'0 x 8'8 (3.05m x 2.64m)
Radiator, front aspect UPVC double glazed window.

BATHROOM
White suite comprising of wall mounted wash hand basin, low-level WC, bath with rainfall shower head over, heated towel rail, partly tiled walls, tiled flooring, extractor fan, inset ceiling lights, side aspect UPVC frosted double glazed window.

OUTSIDE
To the front there is a flower border with a pathway leading to the front door, outside lighting, block paved driveway suitable for the parking of three / four vehicles. This leads to:

GARAGE
Accessed via up and over door, power and lighting, personal door to the side leading to the rear garden.

At the bottom of the driveway, there is also fencing with a panelled gate giving access to:

REAR GARDEN
South facing, large stone patio area ideal for entertaining, which leads onto a lawned area, in the bottom corner there is a raised deck / seating area, pathway leading to the greenhouse, enclosed by fencing, decorative gravel borders.

SERVICES
Mains water, electricity, drainage and air source heat pump.

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.

WATER RATES
Severn Trent - to be confirmed.

LOCAL AUTHORITY
Council Tax Band: TBC
Tewkesbury Borough Council, Council Offices, Gloucester Road, Tewkesbury, Gloucestershire. GL20 5TT.

TENURE
Freehold.

VIEWINGS
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 - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.









DIRECTIONS

Head out of Gloucester along the A417 into the village of Maisemore. Proceed over the bridge and continue along the road, turning left into Rectory Close and then taking the first right where the property can be found on your left 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).





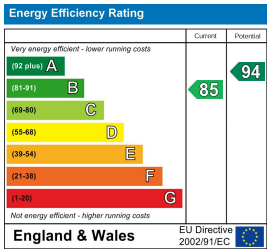


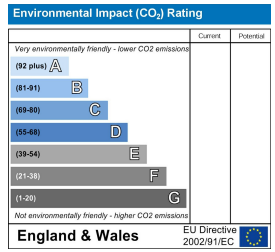
GROUND FLOOR

1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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