Murdock & Wasley
ESTATE AGENTS



50 Ironbridge Road

Twigworth, Gloucester, GL2 9GL

£425,000

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Murdock & Wasley Estate Agents are pleased to present this four bedroom detached family home to the market. Ideally positioned in a popular area, the property benefits from close proximity to a range of local amenities and excellent transport links, providing easy access to Gloucester, Cheltenham and Tewkesbury.

Immaculately presented throughout, the property offers spacious and stylish accommodation, featuring two reception rooms and an impressive open plan kitchen/diner at the heart of the home, complete with bi-folding doors that seamlessly connect the indoor and outdoor living spaces. Upstairs, there are four well-proportioned bedrooms, with the master benefiting from its own en-suite, complemented by a modern family bathroom. With its generous living spaces and versatile layout, the property makes an ideal home for growing families.

Externally, it boasts a beautifully maintained, south-facing rear garden, ideal for outdoor entertaining and alfresco dining. Further benefits include a detached garage and off-road parking to the front.







Entrance Hall
Accessed via composite door, power points, radiator, stairs to first floor landing, understairs storage cupboard. Doors lead off:

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

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

Cloakroom
Low level wc, pedestal wash hand basin with mixer tap over, radiator, side aspect upvc frosted double glazed window.

Kitchen/Diner
Range of base, drawer and wall mounted units, laminate worksurfaces, breakfast bar, one and a half bowl sink unit with mixer tap over. Appliance points, power points, five ring gas hob with extractor hood over, eye level double oven/grill, integral fridge/freezer and dishwasher, space for washing machine and table and chairs. Cupboard housing to Ideal Logic boiler, radiator, inset ceiling spotlights, rear aspect upvc double glazed window and bi-folding doors to the garden.

Landing
Power points, door to airing cupboard, access to loft space. Doors lead off:

Bedroom One
Power points, radiator, fitted wardrobes, front aspect upvc double glazed window. Door to:

En-Suite
Suite comprising step in shower cubicle with shower off the mains over, low level wc, pedestal wash hand basin with mixer tap over, heated towel rail, shaver point, side aspect upvc frosted double glazed window.

Bedroom Two
Power points, radiator, front aspect upvc double glazed window.

Bedroom Three
Power point, radiator, double glass wardrobe, rear aspect upvc double glazed window.

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

Bathroom
Suite comprising panelled bath with shower off the mains over, low level wc, vanity wash hand basin with mixer tap over and storage below. Partly tiled walls, heated towel rail, side aspect upvc frosted double glazed window.

Outside
To the front of the property is a neatly maintained area featuring established shrubs and hedging, with a paved pathway leading to the front door.

To the side, a spacious tarmacadam driveway provides off-road parking for multiple vehicles and leads to a detached garage, accessed via an up-and-over door, equipped with power and lighting. Additionally, there is a wooden gate for access to the rear garden.

To the rear of the property lies a beautifully maintained, south-facing garden featuring a spacious paved patio area, ideal for outdoor furniture, entertaining and alfresco dining. This leads to a neatly kept lawn, complemented by a gravelled seating area and further patio space. Fully enclosed by wooden panel fencing, the garden offers a pleasant degree of privacy and benefits from a convenient outdoor power socket, creating a wonderful setting for outdoor relaxation and enjoyment.

Tenure & Charges
Freehold.

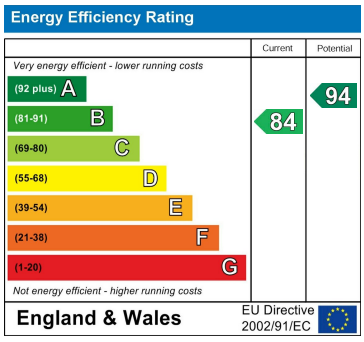
We are advised there is an Estate Management Charge of £235.00 per annum.

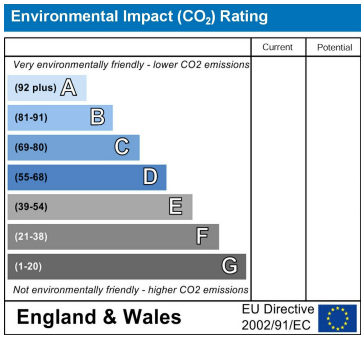
Services
Mains water, drainage, gas and electricity.

Local Authority
Tewkesbury Borough Council.
Council Tax Band: D

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.







These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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

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