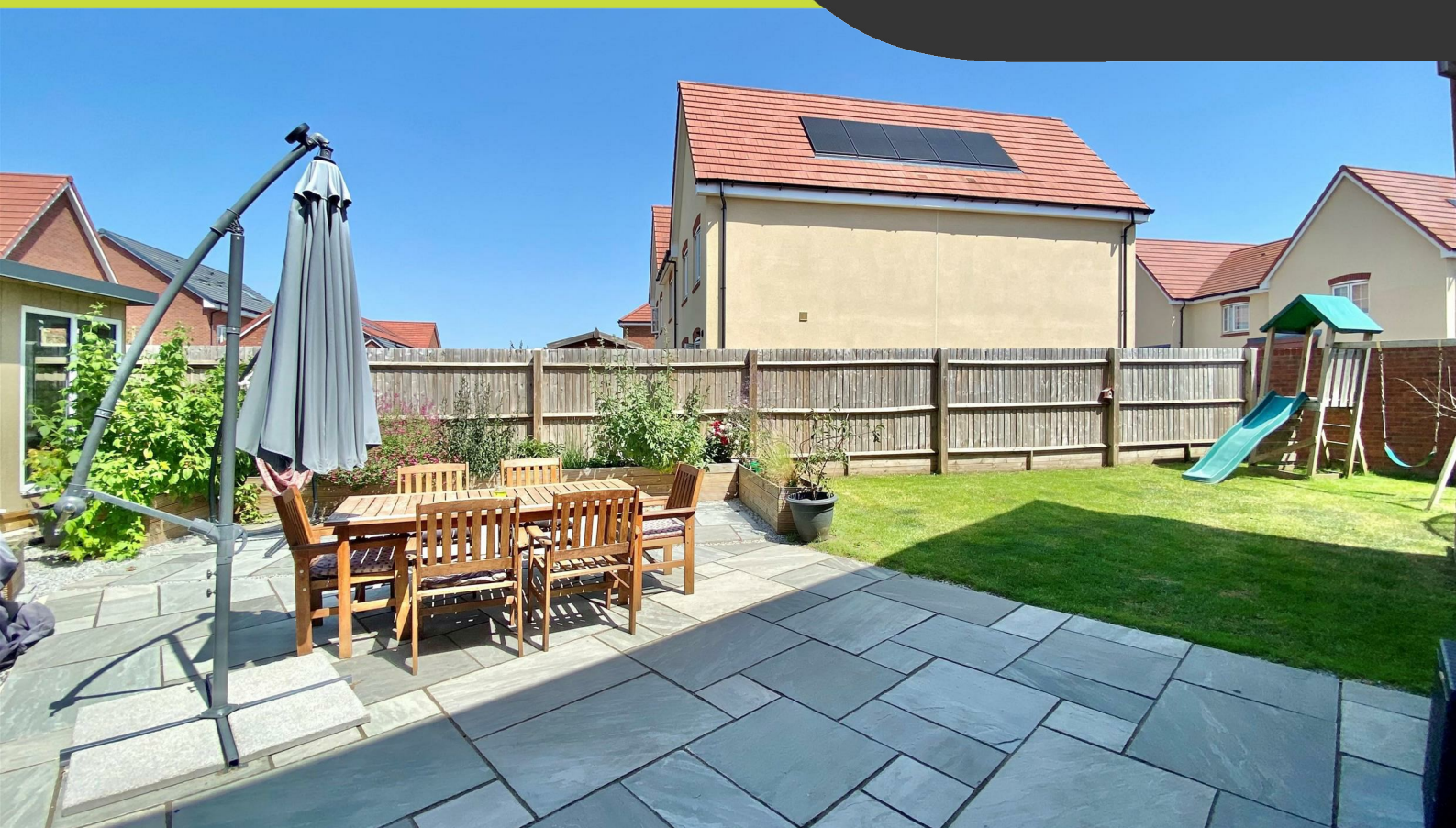




23 Aster Close, Gloucester, GL2 9GY

Asking Price £470,000

Executive detached home located on the smaller development in Twigworth village, commands a sizable desirable part walled corner plot.

At the heart of this stunning home is an open-plan fitted kitchen-dining and family room, which features a fully integrated kitchen and a central island. This area is perfect for everyday living and entertaining guests, creating a warm and inviting atmosphere. The generous through living room provides a comfortable space for relaxation and seamlessly connects to a versatile adjoining playroom, or snug, ideal for children or as a quiet retreat.

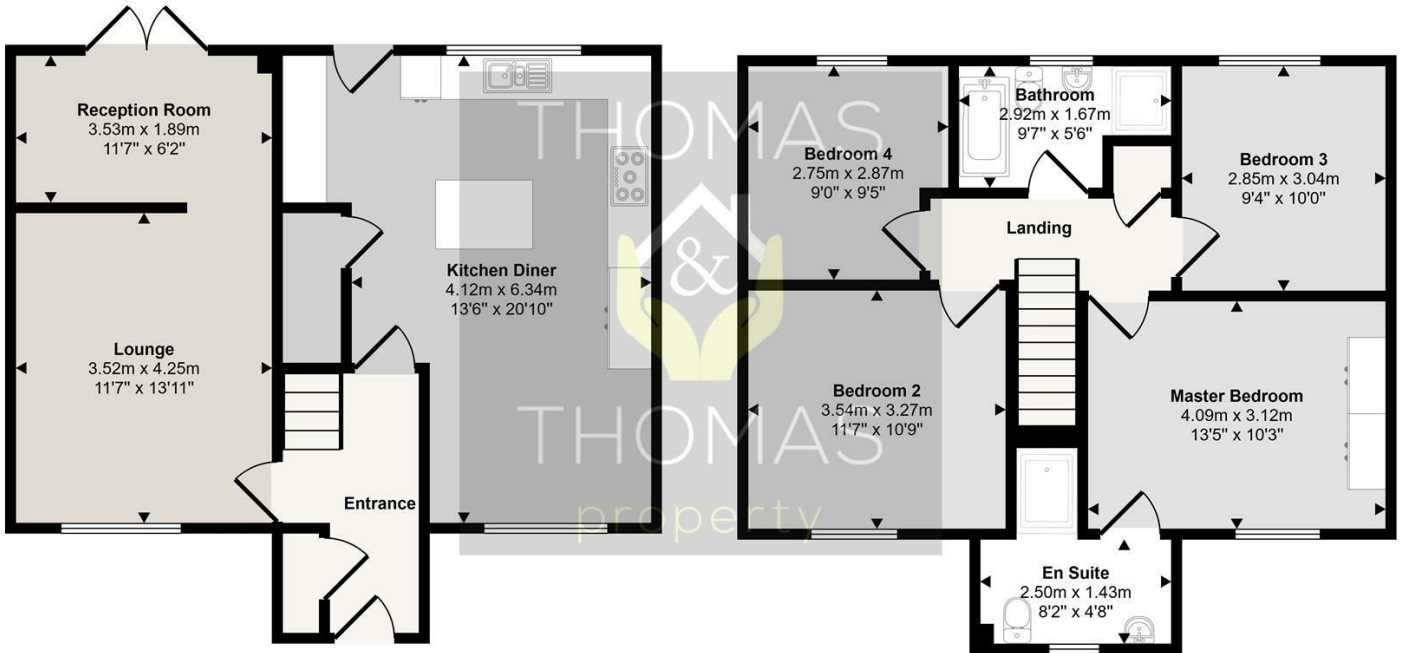
Upstairs, the property continues to impress with four well-proportioned double bedrooms. The principal bedroom boasts a contemporary en-suite shower room, ensuring privacy and convenience. The remaining bedrooms are served by a modern four-piece family bathroom, which includes a separate shower cubical, catering to the needs of a busy household. A convenient downstairs cloakroom adds to the practicality of this exceptional home.

The part-walled wrap-around garden is a delightful feature, offering a detached garden office for those who work from home, as well as a spacious area for al fresco dining. A portion of the garden is laid to lawn, providing ample space for gardening enthusiasts or a safe play area for children. A side gate gives easy access to the ample driveway & garage ideal for storing tools or pursuing hobbies.

This property is a perfect blend of style, comfort, and functionality, making it an ideal choice for families looking to settle in a peaceful yet vibrant community. Don't miss the opportunity to make this beautiful house your new home.

- Executive detached 4 bed family home.
- Commanding a corner plot overlooking local green.
- Open plan fitted kitchen, diner family room.
 - Double aspect through lounge.
- En-suite, family bathroom & cloakroom.
 - Landscaped Walled garden with detached office garden room.

Approx Gross Internal Area
117 sq m / 1255 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(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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