

2 Mimosa Avenue
Highnam GL2 8FA

STEVE GOOCH
ESTATE AGENTS | EST 1985

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Guide Price £650,000

A SUPBERBLY PRESENTED, EXECUTIVE STYLE FIVE BEDROOM SPACIOUS DETACHED FAMILY HOME, benefiting from a LARGE KITCHEN / FAMILY ROOM with SLIDING DOORS into the GENEROUS REAR GARDEN, a separate OFFICE and PLAYROOM, MASTER SUITE with LARGE WALK-IN DRESSING ROOM and EN-SUITE with AMPLE OFF ROAD PARKING for FIVE / SIX VEHICLES and DOUBLE GARAGE.

The village of Highnam has previously been awarded 'Best Kept Village' and is a hive of local community activity, with many groups using the popular community hall and rooms near the church. It offers amenities to include a well respected C of E primary school, day nursery, shop / post office, church and doctor's surgery, with further facilities available in both Gloucester (approximately 2 miles away) and Newent (approximately 7 miles away) which is also the senior school catchment area, and where a wider variety of shops, schools, churches of various denominations, health, sports and community centres, libraries etc. can be found. There is also a bus service to Gloucester, Newent and other surrounding areas.

Sporting and Leisure pursuits within the area include a choice of Golf Clubs with an 18 hole Golf Course in Highnam itself, various forms of Shooting and Fishing, the Dry Ski Slope at Gloucester, active local Rugby, Football, Cricket and Hockey Clubs, etc.

For the commuter access can be gained to the M5 motorway (junction 11) via the A40 by-pass for connection with the M50 motorway, the Midlands, and the North, Wales, London and the South.



Entrance via composite door with UPVC double glazed windows either side into:

ENTRANCE HALL
Power points, radiator, TV point, inset ceiling lights, door giving access to understairs cupboard having lots of storage and shoe rack, wooden door giving access into:

KITCHEN
16'21 x 15'66 (4.88m x 4.57m)
Range of base, wall and drawer mounted units, five ring gas hob with extractor fan, large centre island with quartz worktop and space for seating, cupboards below to include two large slide out fridges, sink unit with mixer tap over, further quartz worktops, two built-in ovens and grill, built-in microwave, further built-in fridge and freezer, wine cooler, rear aspect UPVC double glazed window, Velux roof lights, Karndean flooring, power points, radiator, opens into the lounge, door into:

UTILITY
6'95 x 6'37 (1.83m x 1.83m)
Base and wall mounted units, cupboard housing Logic gas fired combination boiler, sink unit with mixer tap over, plumbing for washing machine, space for tumble dryer, side aspect composite part glazed door.

LOUNGE
21'37 x 11'68 (6.40m x 3.35m)
Karndean flooring, space for large table, radiator, power points, TV point, a third of Velux roof lights, side aspect UPVC double glazed window, large rear aspect sliding aluminium double glazed doors to the rear garden.

OFFICE
7'94 x 7'83 (2.13m x 2.13m)
Radiator, power points, front and side aspect UPVC double glazed window.

PLAYROOM / DINING ROOM
10'22 x 9'06 (3.05m x 2.90m)
Radiator, power points, TV point, front aspect UPVC double glazed window.

CLOAKROOM
Low level WC, pedestal wash hand basin, partly tiled walls, radiator.

FROM THE ENTRANCE HALL, THE STAIRS LEAD TO THE FIRST FLOOR.

LANDING
Radiator, power points, inset ceiling lights.













BEDROOM 2
11'75 x 11'32 (3.35m x 3.35m)
Radiator, power points, built-in wardrobes with hanging space and shelving, rear aspect UPVC double glazed window, wooden door into:

EN-SUITE
9'91 x 9'37 (2.74m x 2.74m)
Shower cubicle with rainfall head shower, low level WC, pedestal wash hand basin, partly tiled walls, inset ceiling lighting, rear aspect frosted UPVC double glazed window, tiled flooring, heated towel rail.

BEDROOM 3
11'78 x 9'84 (3.35m x 2.74m)
Radiator, power points, double aspect window to the front and the side.

BEDROOM 4
10'54 x 9'56 (3.05m x 2.74m)
Radiator, power points, TV point, rear aspect UPVC double glazed window.

BEDROOM 5
10'51 x 7'12 (3.05m x 2.13m)
Radiator, power points, TV point, front aspect UPVC double glazed window.

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

FROM FIRST FLOOR LANDING, STAIRS LEAD TO SECOND FLOOR LANDING.

MASTER SUITE
19'85 x 11'95 (5.79m x 3.35m)
Two radiators, power points, TV point, front aspect UPVC double glazed window, rear aspect Velux roof light, inset ceiling lights, walkway into:

DRESSING ROOM
11'48 x 10'08 (3.35m x 3.25m)
Various built-in wardrobes with hanging space and shelving, airing cupboard, radiator, inset ceiling lights, access to loft space, front aspect UPVC double glazed window door into:

EN-SUITE
9'91 x 9'37 (2.74m x 2.74m)
Suite comprising of panelled bath, his and hers sinks, low level WC, double shower unit with rainfall shower over, two heated towel rails, inset ceiling lights, extractor fan, rear aspect Velux roof light.

OUTSIDE
To the front of the property there is path leading to the front door with easy maintenance gardens to either side of the pathway. To the left of the property is off road parking suitable for five / six vehicles, which leads up to the double garage. A side gate gives access into the rear easy maintenance garden having a large Astro turf area, raised flower beds, tiled floor seating / BBQ area, kids play area with wood chips, flower boarder, all enclosed by fencing and walling.

DOUBLE GARAGE
21'24 x 20'04 (6.40m x 6.20m)
Single up and over doors, power and lighting, personal door into the garden.

SERVICES
Mains electric, gas, water and drainage.

AGENT'S NOTE
£200 approximately per annum (split into two payments of approximately £100 every six months).

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.

LOCAL AUTHORITY
Council Tax Band: F
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 - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From Gloucester proceed along the bypass, then take a right onto the B4215 towards Newent. Proceed along this road where there will be a painted roundabout, continue over the roundabout then take the next right hand turning into Lassington Lane. Proceed along Lassington Lane going past the doctor surgery, then take the next left hand turning, into Mimosa avenue. Where the property can be found on the right hand side.

PROPERTY SURVEYS

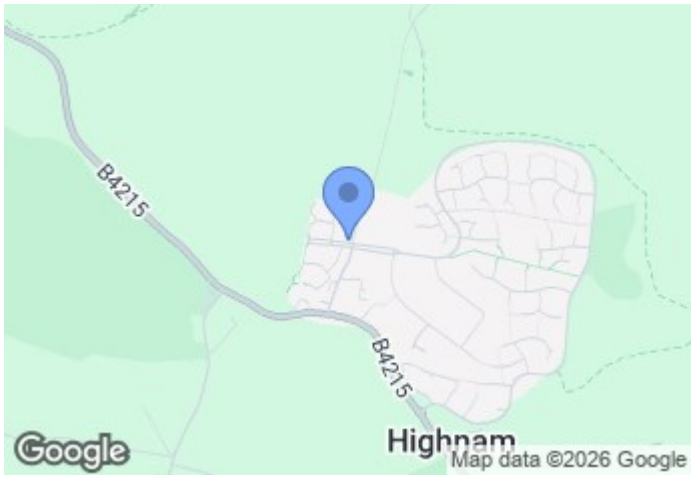
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

AWAITING VENDOR APPROVAL

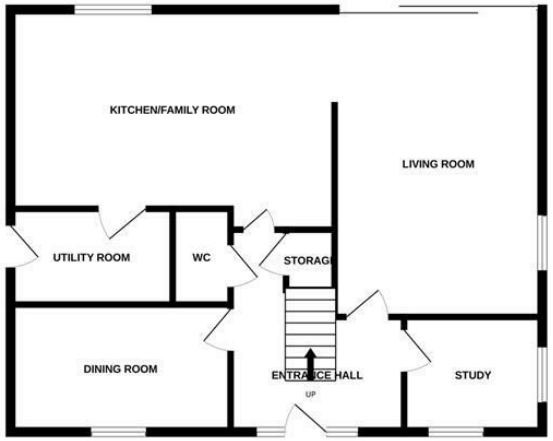
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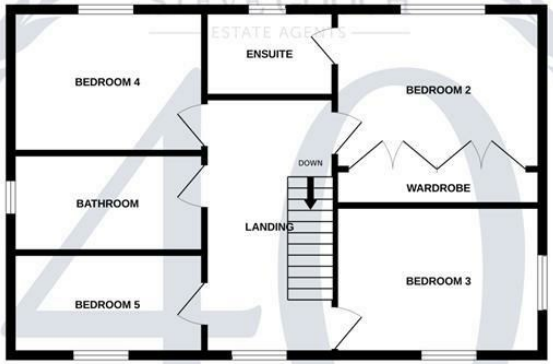




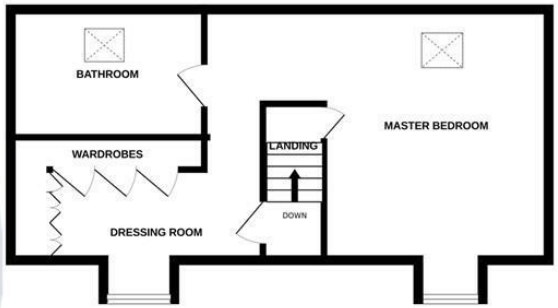
GROUND FLOOR



1ST FLOOR



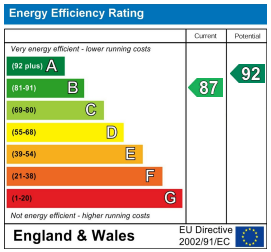
2ND FLOOR

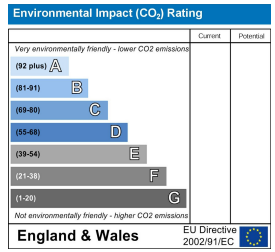


Measurements are approximate. Not to scale. Illustrative purposes only
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MISREPRESENTATION DISCLAIMER

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