Murdock & Wasley
ESTATE AGENTS



# 1a Woods Orchard Road

## Tuffley, Gloucester, GL4 0BT

**£395,000**

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Murdock & Wasley Estate Agents are proud to present this exceptional newly built three-bedroom detached home, perfectly positioned in a desirable location with superb far reaching views.

This very energy-efficient property is offered with no onward chain and features a continuous feed 3.8kW solar panel system, ensuring reduced energy costs. Finished to a high standard throughout, the home boasts a fully integrated kitchen, an enclosed garden, and a block-paved driveway complete with a provision for an EV charger.

Don't miss the opportunity to make this impressive property your new home!







## Entrance Hall
Accessed via composite double glazed door, power points, stairs to first floor landing with storage cupboard beneath, inset ceiling spotlights, laminate flooring with underfloor heating, side aspect upvc double glazed windows. Door to:

## Cloakroom
Low level wc, vanity wash hand basin with mixer tap over and storage below, laminate flooring with underfloor heating, inset ceiling spotlights, rear aspect upvc double glazed window.

## Kitchen/ Diner
Range of base, wall and drawer mounted units, Quartz worksurfaces, sink unit with mixer tap over. Appliance points, power points, eye level double oven/ grill, five ring induction hob with extractor hood over. Integral fridge/ freezer and dishwasher. Space for washing machine and dining table, Tv point, inset ceiling spotlights, laminate flooring with underfloor heating, front and rear aspect upvc double glazed windows.

## Lounge
Tv point, telephone point, data points, power points, underfloor heating, front aspect upvc double glazed window, rear aspect upvc double glazed doors to garden.

## Landing
Power points, radiator, access to loft space, rear aspect upvc double glazed window. Door to storage cupboard with slatted shelving. Doors lead off:

## Master Bedroom
Tv point, power points with usb socket, radiator, front aspect upvc double glazed window. Door to:

## En-Suite
Suite comprising step in shower cubicle with shower off the mains, low level wc, vanity wash hand basin with storage below and mixer tap over. Partly tiled walls, LVT flooring, heated towel rail, inset ceiling spotlights, rear aspect upvc double glazed window.

## Bedroom Two
Tv point, power points with usb socket, radiator, front aspect upvc double glazed window with superb views.

## Bedroom Three
Tv point, power points with usb socket, radiator, front aspect upvc double glazed window with superb views.

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

## Outside
At the front of the property, a spacious block-paved driveway offers ample off-road parking and features the provision for a convenient EV car charger. Leading from the driveway are a set of steps with sturdy iron railings that provide secure access to the front door. Adjacent to the driveway is a neatly maintained flat lawn, which extends gracefully along the side of the property, connecting to the rear garden.

The rear garden is thoughtfully designed and features a charming flagstone patio, ideal for outdoor seating or dining, with ample space for a table and chairs. Beyond the patio, a well-kept lawn provides additional outdoor space, complemented by strategically placed outdoor power points and ambient lighting, perfect for evening gatherings or garden projects.

## Tenure
Freehold

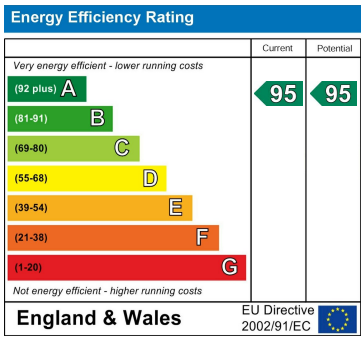
## Local Authority
Gloucester City Council
Council Tax: D

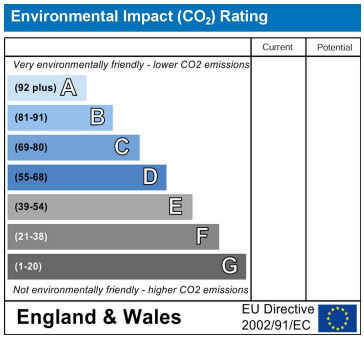
## Services
Mains water, gas, electricity and drainage.

## Agents Note
- We are advised that the property benefits from constant feed 3.8kw solar panels. These will be transferred to the new owner upon completion.

## Awaiting Vendor Approval
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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