

1 Rectory Close
Ashleworth GL19 4JT

STEVE GOOCH
ESTATE AGENTS | EST 1985

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Guide Price £650,000

OFFERED WITH NO ONWARD CHAIN, an EXCEPTIONALLY WELL PRESENTED MODERN FIVE BEDROOM DETACHED FAMILY HOME having TWO EN-SUITES, OPEN PLAN KITCHEN / DINING ROOM with FAMILY AREA, LIVING ROOM and STUDY / DINING ROOM with an IMPRESSIVE 1950 SQ FT OF LIVING SPACE, LARGE ENCLOSED REAR LANDSCAPED GARDENS, DOUBLE GARAGE and OFF ROAD PARKING situated in HIGHLY POPULAR VILLAGE LOCATION.

Ashleworth will appeal to those seeking the village 'Good Life' yet with swift and easy access to Gloucester, Cheltenham, Hereford and the M50 together with their extensive range of shops and leisure facilities. The village has a relaxed and friendly community, with its local post office with village shop, church, memorial hall, pub and excellent village primary school.



Enter the property via front door with double glazed side panels into:

ENTRANCE HALL
Door to storage cupboard and alarm controls, telephone point, Karndean flooring, stairs to the first floor, rear aspect window.

CLOAKROOM
Built-in WC with vanity wash hand basin, mixer tap and cupboard below, spotlighting, extractor fan.

LIVING ROOM
18'5" x 12'11" (5.61 x 3.94)
Three radiators, TV point, wall light fittings, modern panelling, front and rear aspect window, double opening French doors to patio and gardens.

STUDY / PLAY ROOM
12'4" max x 10'7" into bay (3.78 max x 3.25 into bay)
Telephone point, radiator, front aspect bay window, side aspect window.

FAMILY AREA
13'7" max x 10'7" max (4.14 max x 3.23 max)
Tiled flooring, radiator, side aspect bay window. Opening to:

KITCHEN / BREAKFAST ROOM
18'1" x 15'3" max (5.51 x 4.65 max)
Fitted kitchen to comprise one and a half bowl single drainer sink unit with mixer tap, base and wall mounted units with composite worktops and splashbacks, integrated appliances to include double oven with microwave over, five ring gas hob with extractor fan, dishwasher, built-in fridge / freezer, tiled floor, further built-in kitchen units, wall mounted Worcester LPG combi boiler, double radiator, inset spotlighting, side aspect bi-fold doors leading to the patio and gardens, side and two rear aspect windows.

UTILITY
Space and plumbing for washing machine, space for tumble dryer, single drainer sink unit with composite stone worktops.













FROM THE ENTRANCE HALL, A TURNING STAIRCASE LEADS TO THE FIRST FLOOR.

LANDING
Access to roof space, door to airing cupboard with hot water tank, door to landing storage cupboard.

MASTER BEDROOM
15'9" max x 11'7" max (4.80 max x 3.53 max)
BT point, single radiator, double doors to built-in wardrobes, side aspect window.

EN-SUITE SHOWER ROOM
White Roca sanitary ware, ceramic wall tiles, large shower cubicle, Roca vanity unit, chrome towel rail, obscure glazed window.

BEDROOM 2
12'5" max x 8'11" max (3.78 max x 2.72 max)
Triple built-in wardrobes, front aspect window offering pleasant views.

EN-SUITE
White Roca sanitary ware, ceramic wall tiles, large shower cubicle, Roca vanity unit, chrome towel rail, obscure glazed window.

BEDROOM 3
12'0" max x 11'2" max (3.66 max x 3.40 max)
Side aspect window.

BEDROOM 4
11'2" x 10'7" (3.40 x 3.23)
Front and side aspect windows.

BEDROOM 5
13'1" x 6'11" (3.99 x 2.11)
Rear aspect window.

BATHROOM
White Roca sanitary ware, ceramic wall tiles, bath, chrome towel rail, shaver point, obscure glazed window.

OUTSIDE
To the front of the property there is off road parking suitable for multiple vehicles. To the rear there is a generous sized garden which is laid to lawn and enclosed by fencing. The gardens are south / south west facing and offer an excellent aspect for those seeking the sun! They have been landscaped to comprise of a large patio seating area with pathway down to further patio seating area enclosed by pergola at the bottom of the garden. There are mature borders planted with flowers, trees, shrubs and bushes. Pedestrian access gate to the front driveway. A UPVC side aspect double glazed personal door leads into:

DOUBLE GARAGE
Accessed via up and over doors.

SERVICES
Mains water, electricity, LPG gas (including gas central heating powered by a Worcester Bosch system and cylinder).

There is a 5kw solar panel system at the property.

AGENT'S NOTE
£400 per annum approximately is payable for maintenance of the communal areas.

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.

LOCAL AUTHORITY
TAX BAND: G
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 A417 passing through Maisemore and Hartpury and upon reaching the BP Garage turn right just before here onto Lawn Road signposted Ashleworth. Proceed along here for approximately one mile into Nupend, turn right into Rectory Close and the property can be found on the 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)

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.







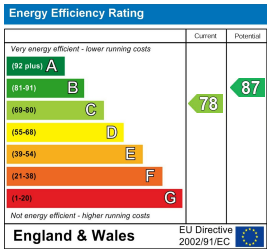
GROUND FLOOR

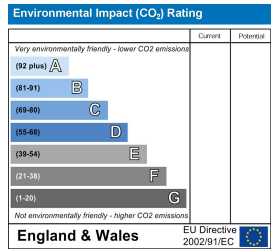


1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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