



**35 Blackthorn Road, Gloucester, GL2 9JR**

**Offers In Excess Of £475,000**

Chain free executive detached home offers a perfect blend of comfort and modern living. Tucked away on the edge of the village, overlooking surrounding countryside, providing a serene backdrop for your lifestyle.

Upon entering, you are welcomed into a spacious reception area that gives access into two separate reception rooms, ideal for both relaxation and entertaining. The heart of the home is the open-plan kitchen diner-family room, which is fully fitted with contemporary appliances, making it a delightful space for family gatherings and culinary adventures. Additionally, a useful utility room enhances the practicality of this well-designed home.

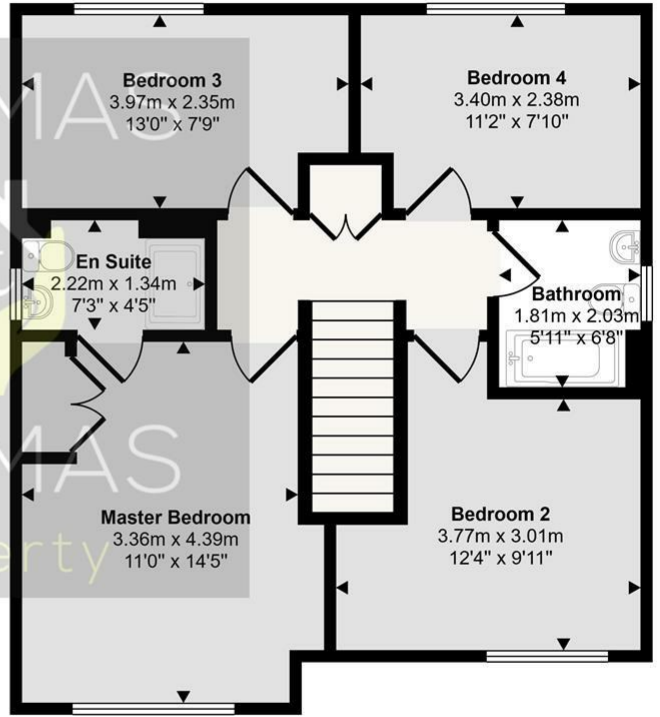
The property features four generously sized double bedrooms, ensuring ample space for family and guests alike. These rooms are serviced by a modern family bathroom, en-suite & down stairs cloakroom designed with comfort and style in mind.

Outside, the private driveway provides convenient parking and leads to a detached garage, offering further storage options. This home is chain-free, allowing for a smooth transition into your new abode.

With its combination of spacious living areas, modern amenities, and picturesque surroundings, this property is an exceptional opportunity for those seeking a peaceful yet connected lifestyle in Twigworth.

- Chain free executive detached home.
  - Tucked away on the edge of the village, overlooking surrounding countryside.
  - Open plan spacious fitted kitchen diner-family room.
  - Two separate reception rooms.
- Four double bedrooms with en-suite.
  - Private driveway leading to detached garage.

Approx Gross Internal Area  
120 sq m / 1296 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) <b>A</b>		92	92
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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