Murdock & Wasley
ESTATE AGENTS



52 Weaver Crescent

Twigworth, Gloucester, GL2 9SJ

Offers over £425,000

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Murdock & Wasley Estate Agents are pleased to present this four bedroom detached family home. Ideally positioned in a popular area, the property benefits from close proximity to a range of local amenities and excellent transport links, providing easy access to Gloucester, Cheltenham and Tewkesbury.

Immaculately presented, this family home offers spacious and bright accommodation throughout, with extras including, Karndean flooring, Quartz worktops and an EV charger.

The property comprises four double bedrooms, with en suite to master, and family bathroom. Downstairs boasts two reception rooms with kitchen diner, utility room and WC.
The home further benefits from, off road parking, garage and enclosed rear garden with views over the green to the front.

Viewing comes highly recommended.







Entrance Hall
Accessed via composite door, karndean flooring, power points, radiator, stairs to first floor landing. Doors lead off:

Living Room
Tv point, power points, radiator, front aspect upvc double glazed bay window. Double doors leading to Kitchen Diner.

Office
Power points, karndean flooring, radiator, front aspect upvc double glazed window.

WC
Low level wc, pedestal wash hand basin with mixer tap over, karndean flooring, radiator.

Kitchen Diner
Range of base, drawer and wall mounted units, quartz worksurfaces, one and a half bowl sink unit with mixer tap over. Appliance points, power points, induction hob with extractor hood over, integral oven/grill, integral fridge/freezer and dishwasher, karndean flooring, space for dining table and chairs. Rear aspect upvc double glazed window and patio doors leading to the garden.

Utility Room
Quartz worktops, appliance points, space for washing machine and tumble dryer, karndean flooring, combination boiler, radiator, upvc double glazed side door leading to driveway.

Bedroom One
Power points, radiator, fitted wardrobes, front aspect upvc double glazed window. Door to:

En Suite
Suite comprising step in shower cubicle with shower off the mains over, low level wc, pedestal wash hand basin with mixer tap over, heated towel rail, shaver point, front aspect upvc frosted double glazed window.

Bedroom Two
Power points, radiator, rear aspect upvc double glazed window.

Bedroom Three
Power points, radiator, rear aspect upvc double glazed window.

Bedroom Four
Power points, radiator, fitted wardrobes, front aspect upvc double glazed window.

Bathroom
Suite comprising panelled bath with shower off the mains over, low level wc, hand wash basin with mixer tap over, Partly tiled walls. radiator, rear aspect upvc frosted double glazed window.

Outside
Occupying an enviable position overlooking a green to the front, enhanced by a charming pitched entrance canopy, distinctive bay window and beautifully established ornamental borders, creating an impressive first impression.

A generous private driveway provides ample off-road parking, complemented by a detached garage offering additional parking or storage and EV car charger.

The beautifully landscaped rear garden provides an exceptional setting for outdoor living and entertaining. Predominantly laid to lawn, the garden is complemented by an expansive patio area, creating the perfect environment for alfresco dining. There is also additional, thoughtfully positioned seating areas. Enclosed by timber fencing, this wonderfully versatile garden offers an attractive balance of elegance, practicality and privacy.

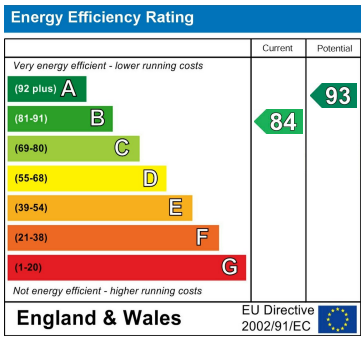
Tenure And Charges
Freehold
Estate Management Charge: £206 Per Annum

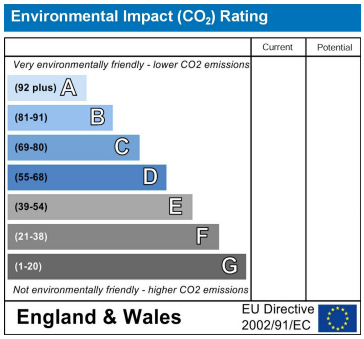
Services
Mains Gas, Water, Electricity and Drainage

Local Authority
Tewkesbury Borough Council
Council Tax Band F

Awaiting Vendor Approval
These details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.







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To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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