



## 8 Purton Close

Twigworth, Gloucester, GL2 9RN

**£525,000**



Murdock & Wasley Estate Agents are delighted to present to the open market this exceptional four double bedroom detached family home, built by Bloor Homes in 2022. Occupying one of the development's most desirable positions, the property is tucked away along a private road serving only two homes, while enjoying an attractive open outlook across the neighbouring park and green space.

Beautifully maintained and significantly enhanced by the current owners, this stunning home has been thoughtfully upgraded throughout and is presented in true show-home condition, allowing any buyer to move straight in with nothing to do.

Designed with modern family living in mind, the Harwood design offers a superb 26ft open-plan kitchen/ family room, complete with a central island and French doors opening onto the rear garden. There is also a spacious separate lounge with further garden access, a private study ideal for home working, and four generous double bedrooms, including a master bedroom with fitted wardrobes and a stylish en-suite shower room.

Outside, the property continues to impress with a private driveway, EV charging point, plus an additional parking space, and a garage that has been professionally converted into a versatile gym. The landscaped rear garden has been designed to maximise enjoyment of the outdoors, featuring two separate porcelain patio areas that capture the sun throughout the day, creating the perfect setting for relaxing or entertaining family and friends.



### Entrance Hall

Accessed via composite double glazed door, power points, radiator, stairs to first floor landing, understairs storage cupboard, bespoke wall panelling, Amtico flooring. Solid oak doors lead off:

### Cloakroom

Low level wc, wall mounted wash hand basin with tiled splashback, radiator, Amtico flooring.

### Utility Cupboard

Appliance points, power points, solid oak worktop, space and plumbing for washing machine and tumble drier.

### Open Plan Kitchen/ Family Room

Range of base, wall and drawer mounted units, laminate worksurfaces, one and a half bowl sink unit with mixer tap over. Appliance points, power points, eye level AEG double oven/grill with four ring AEG gas hob and extractor hood over. Integral dishwasher and fridge/ freezer, centre island with storage below, space for dining table, partly tiled walls, Amtico flooring, Ideal gas fired boiler. Two radiators, dimmable inset ceiling spotlights, understairs storage cupboard with power points and data points, front aspect upvc double glazed bay window and rear aspect French doors opening to the garden. Solid oak door to:

### Lounge

Tv point, telephone point, data points, radiator, bespoke wall panelling, rear aspect upvc double glazed French doors leading to the garden.

### Study

Power points, radiator, bespoke desk unit with panelling and feature internal lighting, front aspect upvc double glazed window.

### Landing

Power points, radiator, bespoke wall panelling, access to loft space. Solid oak doors lead off:

### Master Bedroom

Tv point, power points, radiator, built in wardrobes with dressing table, bespoke wall panelling, rear aspect upvc double glazed window. Solid oak door to:

### En-Suite

Suite comprising step in shower cubicle with shower off the mains, low level wc, vanity wash hand basin with mixer tap over and storage below. Heated towel rail, partly tiled walls, inset ceiling spotlights, tiled flooring.

### Bedroom Two

Tv point, power points, radiator, built in wardrobes, bespoke wall panelling, rear aspect upvc double glazed window.

### Bedroom Three

Power points, radiator, front aspect upvc double glazed window.

### Bedroom Four

Tv point, power points, radiator, solid oak door to storage cupboard, front aspect upvc double glazed window.

### Bathroom

Suite comprising panelled bath with shower attachment, step in shower cubicle with shower off the mains, vanity wash hand basin with mixer tap over and storage below, low level wc. Shaver point, heated towel rail, partly tiled walls, tiled flooring, inset ceiling spotlights, side aspect upvc double glazed window.

### Outside

Occupying one of the most sought-after positions within the development, this exceptional home is tucked away along an exclusive private road serving just two properties, enjoying a delightful open outlook across the neighbouring park and green space. To the front, the property benefits from a generous driveway providing ample off-road parking for several vehicles, complemented by an additional allocated parking space. The driveway leads to the detached garage which has been professionally converted to a Gym with power, lighting, specialist flooring and useful loft space.

The driveway also boasts an EV charging point, while a gated side access provides convenient entry to the beautifully landscaped rear garden.

The landscaped rear garden has been thoughtfully designed to provide the perfect balance of style, practicality and outdoor entertaining. A generous porcelain tiled terrace spans the width of the property, creating an impressive seating and dining area that enjoys sunshine throughout the day. The patio is complemented by a flat lawn, offering an ideal space for children to play or for those with pets, while the contemporary porcelain paving provides a low-maintenance finish that enhances the overall appeal.

Fully enclosed by timber fencing, the garden offers a good degree of privacy and is perfectly suited to modern family living. With plenty of space for both relaxation and entertaining, this beautifully presented outdoor space is an ideal extension of the home, whether hosting summer barbecues, alfresco dining with friends, or simply enjoying the peaceful surroundings.

### Tenure & Charges

Freehold

£210.00 per annum paid to Gateway on behalf of Twigworth Green, Management Company Limited.

### Local Authority

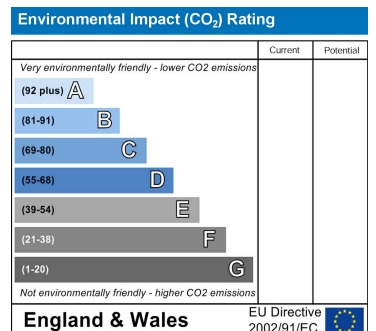
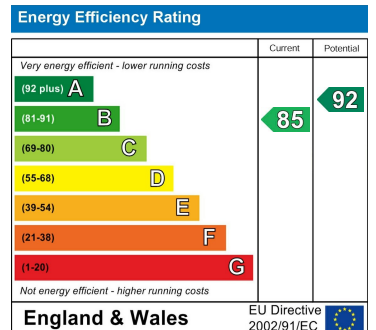
Tewkesbury Borough Council  
Council Tax Band: G

### Services

Mains water, gas, electricity and drainage.

### 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.



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