



# 109 Shearwater Grove

Innsworth, Gloucester, GL3 1DD

£265,000



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This beautifully presented home combines contemporary design with everyday comfort and functionality. At its heart lies a newly upgraded kitchen, featuring top-of-the-line appliances (still under warranty), an integrated fridge/freezer and dishwasher, and a spacious corner walk-in pantry offering generous storage.

Designed with efficiency in mind, the property boasts a brand-new boiler and exceptionally thick, high-grade roof insulation—helping to keep energy bills low year-round.

Elegant bi-fold doors open seamlessly onto the garden and include built-in blinds for added privacy and convenience, enhancing the indoor-outdoor lifestyle this home offers.

Every detail has been thoughtfully considered to deliver modern living at its finest.



#### Entrance Hallway 9'5 x 4'5 (2.87m x 1.35m)

Approached via Upvc double glazed front door, radiator, power points, access to loft via hatch, doors to both bedrooms, shower room & lounge.

# Open Plan Kitchen/Diner/Family Room 19'0 x 8'9 (5.79m x 2.67m)

Upvc double glazed window to side, skylight, Upvc double glazed sliding doors to rear, skylight, eye & base level units with roll edge work tops, sink/drainer, electric oven with separate gas hob & hood, built in dishwasher, space for other appliances, laminate flooring, radiator, power points, opening to:

### Lounge 15'3 x 12'0 (4.65m x 3.66m)

Television point, radiator, power points.

## Bedroom 1 11'9 x 10'7 (3.58m x 3.23m)

Upvc double glazed windows to front, radiator, power points.

# Bedroom 2 8'10 x 8'6 (2.69m x 2.59m)

Upvc double glazed windows to front, radiator, power points.

#### Shower Room 5'9 x 5'5 (1.75m x 1.65m)

Upvc frosted double glazed window to side, shower cubicle, low level wc & pedestal wash hand basin, partly tiled walls, towel rail.

#### **Rear Garden**

An enclosed area which is partly paved with an area laid to lawn, cold water tap. Door to outbuilding which has power & lighting.

#### **Tenure**

Freehold.

#### **Services**

Mains water, gas, electricity & drainage.

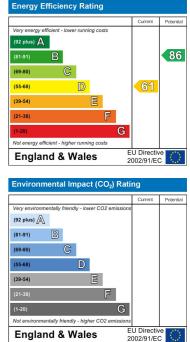
#### **Local Authority**

Tewkesbury Borough Council- Band C

#### **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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