R B WALTERS
ESTATE AGENTS



Ironbridge Road, Twigworth, Gloucester,
Gloucestershire, GL2 9GT.

£450,000

Must be sold and chain free.

Spacious family home with kitchen/diner, separate lounge and study/office as well as a ground floor WC and utility room. The first floor has four double bedrooms, the master having an ensuite shower room and there is a family bathroom.

Located on this modern development which is convenient for Gloucester, Cheltenham and Tewkesbury, this detached house has the superb layout for a growing family with the open plan kitchen/diner being the heart of every family meal time. For those who need to work from home or wish to provide a play or gaming room for the children then the good size study offers plenty of choice whilst four generous bedrooms ensure no arguments over the single room.

The property does require a general tidy up but anyone looking for a spacious home they can make their own is encouraged to book a viewing.

Services

Mains Gas Central Heating, Electric, Mains Water and Drainage, Broadband Available.

Entrance Hall

WC
4' 10" x 3' 7" (1.47m x 1.09m)

Study/Office
12' 8" x 10' 4" (3.86m x 3.15m)

Lounge
17' 4" x 10' 5" (5.28m x 3.17m)

Kitchen/Diner
16' 11" x 10' 4" (5.15m x 3.15m)

Utility Room
8' 3" x 5' 6" (2.51m x 1.68m)

First Floor Landing

Bedroom
17' 5" x 10' 5" (5.30m x 3.17m)













Ensuite
7' 3'' x 4' 10'' (2.21m x 1.47m)

Bedroom
11' 8'' x 10' 3'' (3.55m x 3.12m)

Bedroom
10' 4'' x 9' 9'' (3.15m x 2.97m)

Bedroom
11' 5'' x 6' 11'' (3.48m x 2.11m)

Bathroom
6' 9'' x 6' 2'' (2.06m x 1.88m)

Outside

Driveway Parking

Garage
19' 8'' x 9' 11'' (5.99m x 3.02m)

Rear Garden



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area(1)

1506 ft²
139.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

R B Walters Estate Agents Office
Tel: 01452 260993

Suite 8 The Business Centre Innsworth Technology Park Gloucester GL3 1DL
enquiries@rbwalters.co.uk
www.rbwaltersestateagents.co.uk