68 Aster Close
Twigworth, Gloucester GL2 9GY

STEVE GOOCH
ESTATE AGENTS | EST 1985



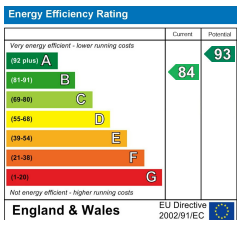
GROUND FLOOR

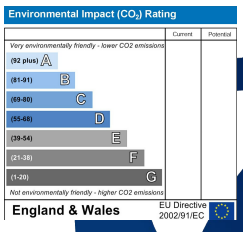


1ST FLOOR









Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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£450,000

A BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED FAMILY HOME built in 2022 offering a SPACIOUS 21FT KITCHEN/DINER, MASTER BEDROOM with EN-SUITE SHOWER ROOM and INTEGRAL GARAGE. Offered with NO ONWARD CHAIN.

The accommodation comprises entrance hallway, cloakroom, living room, kitchen/diner, utility room, master bedroom with an en-suite shower room, three further bedrooms and family bathroom.

Additional benefits include GAS FIRED CENTRAL HEATING, UPVC DOUBLE GLAZING THROUGHOUT, REMAINING NHBC WARRANTY, PRIVATE ENCLOSED REAR GARDEN, OFF ROAD PARKING and an INTEGRAL GARAGE.

Twigworth offers an adequate range of local amenities suited to a quieter lifestyle. The area has a small selection of nearby convenience stores and supermarkets within short driving distance, along with a handful of local businesses and services.

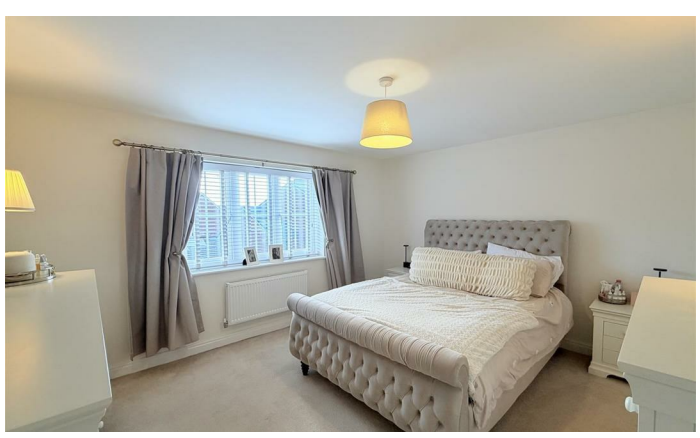
The area is situated a short drive from the M5 motorway providing convenient road access to Gloucester and Cheltenham. Gloucester railway station is approximately 1–2 miles away, offering regular direct services to major cities including London, Birmingham, and Bristol. Local bus services also operate nearby, with routes connecting surrounding villages to Gloucester and Cheltenham.



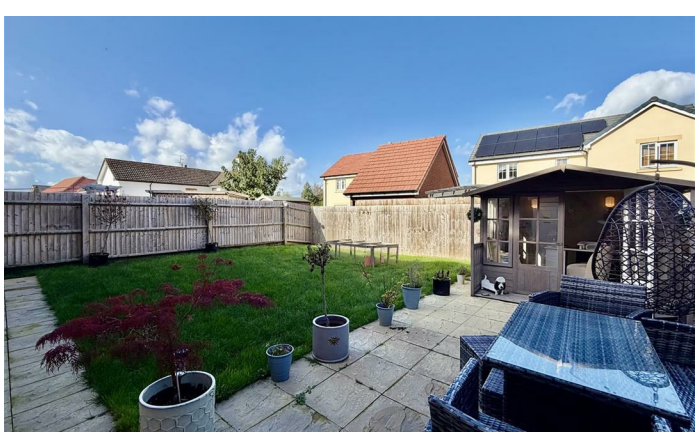












Upvc wood effect door leads into:

ENTRANCE HALLWAY
Wood panelling, stairs leading off with storage under, tiled floor, radiator, power points.

CLOAKROOM
Low level w.c., pedestal wash hand basin with a mixer tap, tiled splashbacks, radiator, upvc double glazed opaque window to front elevation.

LIVING ROOM
14'10" x 13'9" max (4.54m x 4.2m max)
Media wall, power points, coving, radiator, upvc double glazed bay window to front elevation, upvc double glazed window to side elevation.

KITCHEN/DINER
21'0" x 9'6" (6.42m x 2.91m)
Modern fitted kitchen with a range of base, drawer and wall mounted units, wood effect worksurface, one and half bowl sink and drainer unit with a mixer tap, tiled splashbacks, integrated dishwasher, integrated fridge/freezer, integrated oven and five ring gas hob with extractor, power points, radiator, upvc double glazed French doors to rear garden, upvc double glazed window to rear elevation, through to:

UTILITY ROOM
6'9" x 5'2" (2.06m x 1.58m)
Plumbing for automatic washing machine, sink and drainer unit with a mixer tap, radiator, cupboard housing the Ideal combination boiler, power points, upvc double glazed door to side elevation.

From the entrance hallway stairs lead to the first floor.

LANDING
Power points, radiator, access to loft space, upvc double glazed window to front elevation.

MASTER BEDROOM
13'9" x 11'10" (4.20m x 3.61m)
Power points, radiator, upvc double glazed window to front elevation, door into:

EN-SUITE SHOWER ROOM
Shower with tiled surround, low level w.c., pedestal wash hand basin with tiled splashback, heated towel rail, shaver point, extractor fan, upvc double glazed opaque window to rear elevation.

BEDROOM 2
11'11" x 9'8" max (3.63m x 2.95m max)
Power points, radiator, upvc double glazed window to rear elevation.

BEDROOM 3
11'1" x 9'7" max (3.40m x 2.93m max)
Power points, radiator, built in storage cupboard with shelving, upvc double glazed window to rear elevation.

BEDROOM 4
12'0" x 6'10" (3.66m x 2.09m)
Power points, radiator, upvc double glazed window to front elevation.

FAMILY BATHROOM
White suite comprising bath, separate shower unit, low level w.c., pedestal wash hand basin with tiled splashback, partially tiled walls, heated towel rail, shaver point, extractor fan, upvc double glazed opaque window to rear elevation.

OUTSIDE
To the front there is a tarmacadam driveway providing off road parking for two vehicles which in turn leads to an:

INTEGRAL GARAGE
Up and over door to front elevation, power points, lighting, personal access door to rear elevation onto the garden.

To the rear there is a patio and lawned area, a wooden built cabin with power and lighting, wooden side access gate.

SERVICES
Mains water, electricity, gas and drainage.

WATER RATES
To be advised.

MOBILE PHONE COVERAGE/BROADBAND AVAILABILITY
It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

LOCAL AUTHORITY
Council Tax Band: E
Tewkesbury Borough Council, Council Offices, Gloucester Road, Tewkesbury, Gloucestershire. GL20 5TT.

TENURE
Freehold.

MAINTENANCE CHARGES
£313.00 Per Annum.

VIEWING
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS
From Gloucester take the A38 towards Tewkesbury for some distance then go straight over the Twigworth Green roundabout then take a right where signposted into Aster Close and continue to the end of the road and turn right where the property can be found on the right hand side.

PROPERTY SURVEYS
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).