R B WALTERS
ESTATE AGENTS



Weaver Crescent, Twigworth,
Gloucester, GL29SJ.

£425,000

Some properties just have that glitz and glamour feel about them and this is certainly one of them.

Impeccably presented and maintained by the current owners and situated at the end of a small close with minimal passing traffic, viewing is highly recommended.

Built by Linden Homes in 2024 this spacious detached home provides light and airy accommodation throughout and is designed for the modern family. The ground floor has a good size lounge, open plan kitchen/diner with granite work surfaces and integrated fridge, freezer, dishwasher, induction hob and oven. There is also a utility room, WC and a separate study/office ideal for those needing to work from home. Upstairs there are four double bedrooms with the master having an ensuite and also a family bathroom.

The property is approached along a quiet drive off of the main Weaver Crescent and is situated at the far end with just one property beyond it. Looking out over open spaces the driveway comfortably accommodated two cars and possibly three and leads to the garage which has power and light. The rear garden has gated side access and has been landscaped with a patio and lawn area.

Services

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

Entrance Hall

WC
5' 5" x 2' 10" (1.65m x 0.86m)

Study/Office
7' 9" x 7' 7" (2.36m x 2.31m)

Lounge
18' 1" x 11' 4" (5.51m x 3.45m)

Kitchen/Diner
26' 2" x 9' 0" (7.97m x 2.74m)

Utility Room
6' 0" x 5' 8" (1.83m x 1.73m)

First Floor Landing

Bedroom
11' 10" x 10' 11" (3.60m x 3.32m)













Ensuite
7' 4'' x 4' 10'' (2.23m x 1.47m)

Bedroom
10' 9'' x 9' 6'' (3.27m x 2.89m)

Bedroom
10' 0'' x 8' 10'' (3.05m x 2.69m)

Bedroom
10' 9'' x 9' 1'' (3.27m x 2.77m)

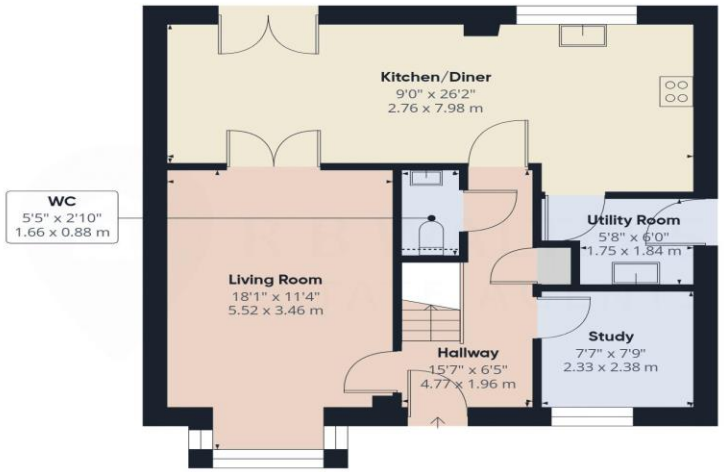
Bathroom
7' 3'' x 7' 2'' (2.21m x 2.18m)

Outside

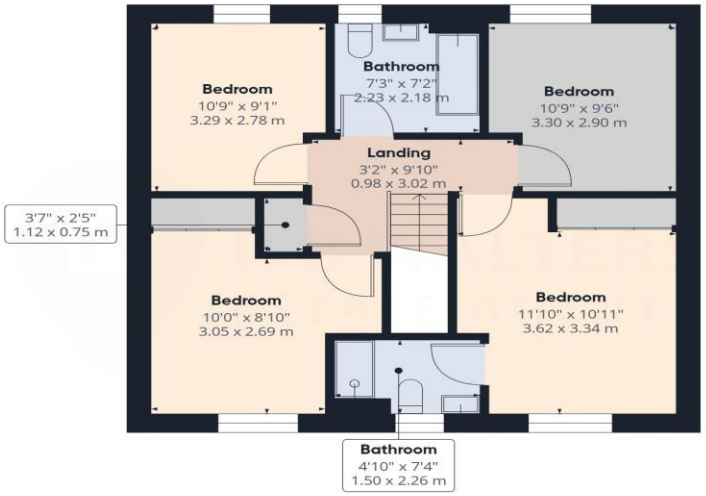
Driveway Parking

Garage
19' 9'' x 9' 10'' (6.02m x 2.99m)

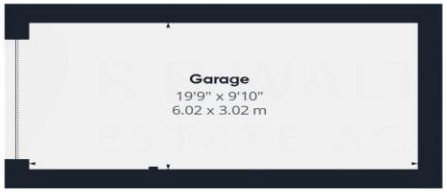
Rear Garden



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area(1)

1437 ft²
133.4 m²

Reduced headroom

1 ft²
0.1 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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

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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