Murdock & Wasley
ESTATE AGENTS



9 Porthill Close

Twigworth, Gloucester, GL2 9GW

£475,000

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Murdock & Wasley Estate Agents are proud to present this exceptional four bedroom detached family home to the market. Having been thoughtfully extended and extensively upgraded to an outstanding standard, the property offers a beautiful blend of contemporary design, stylish interiors and spacious accommodation throughout.

Immaculately presented, the property boasts an impressive open plan kitchen, dining and family area, forming the heart of the home and providing the perfect setting for modern family living and entertaining. Further accommodation includes a beautifully designed sitting room featuring a bespoke media wall with an integrated electric fireplace, a separate lounge, utility room and downstairs cloakroom. Upstairs, there are four double bedrooms, with the master benefiting from its own en-suite, complemented by a modern family bathroom.

Externally, the property continues to impress with a beautifully landscaped, south-facing rear garden, providing a wonderful space for outdoor entertaining and relaxation. Further benefits include a spacious driveway providing ample off-road parking and a detached garage.







Entrance Hall
Accessed via composite door, power points, radiator, decorative wall panelling, stairs to first floor landing, understairs storage cupboard, LVT flooring. Doors lead off:

Lounge
Power points, radiator, LVT flooring, front aspect upvc double glazed window.

Sitting Room
Power points, radiator, radiator, bespoke media wall with feature lighting, built-in linear electric fireplace, LVT flooring, coving, front aspect upvc double glazed window.

Kitchen/Diner/Living Area
Range of base, drawer and wall mounted units, single sink unit with mixer tap over, Quartz worksurfaces, kitchen island with Quartz worktop and storage below, Appliance points, power points, eye level double oven/grill, induction hob with extractor hood over, integral fridge/freezer, dishwasher and wine cooler. Vertical radiator, decorative wall panelling, LVT flooring, inset ceiling spotlights, skylight, side aspect upvc double glazed window and rear aspect upvc double glazed bi-folding doors leading to the garden.

Utility
Power points, radiator, Ideal Logic Boiler, space for appliances, LVT flooring, side aspect upvc double glazed window.

Cloakroom
Low level wc, wall mounted wash hand basin with mixer tap over, tiled splashback, radiator, LVT flooring.

Landing
Power points, radiator, decorative wall panelling, door to airing cupboard, front aspect upvc double glazed window, Doors lead off:

Bedroom One
Power points, radiator, fitted wardrobes, front aspect upvc double glazed window.

En-Suite
Suite comprising step in shower cubicle with shower off the mains over, low level wc, pedestal wash hand basin with mixer tap over, tiled splashback. Partly tiled walls, radiator, rear aspect upvc frosted double glazed window.

Bedroom Two
Power points, radiator, side aspect upvc double glazed window.

Bedroom Three
Power points, radiator, decorative wall panelling, access to loft space, front aspect upvc double glazed window.

Bedroom Four
Power points, radiator, side aspect upvc double glazed window.

Bathroom
Suite comprising panelled bath with shower off the mains over, low level wc, pedestal wash hand basin with mixer tap over, tiled splashback. Partly tiled walls, radiator, side aspect upvc frosted double glazed window.

Outside
At the front of the property there is a gravelled area, completed with a paved pathway leading to the front door sheltered by a canopy porch.

At the side there is a tarmacadam driveway providing off-road parking which leads to the garage which can be accessed via an up-and-over door, equipped with power and lighting. Additionally, there is a wooden gate for convenient access to the rear garden.

To the rear of the property lies a beautifully landscaped, south-facing garden, thoughtfully designed to create a stylish and inviting outdoor space. Featuring an expansive porcelain-tiled patio, perfect for outdoor furniture and alfresco dining, complemented by a neatly laid artificial lawn providing an additional seating area. The garden is fully enclosed by a combination of attractive curved brick walls and wooden panel fencing, offering an excellent degree of privacy. With its contemporary finish and seamless connection to the property through bi-folding doors, this impressive outdoor space is ideal for both relaxation and entertaining.

Tenure & Charges
Freehold.

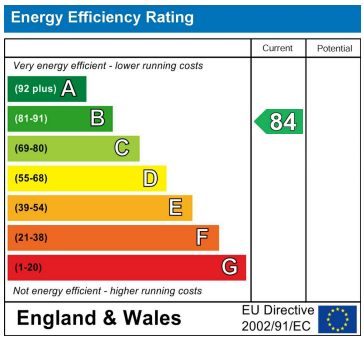
We are advised there is an Estate Management Fee of circa £200.00 per annum.

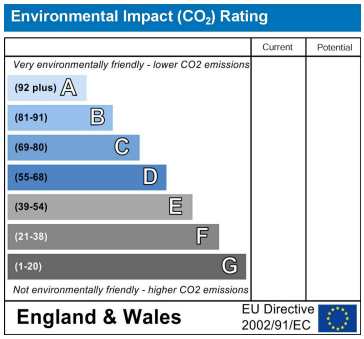
Services
Mains water, drainage, gas and electricity.

Local Authority
Tewkesbury Borough Council.
Council Tax Band: E

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.







These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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