



111 Maidenhall

Highnam, Gloucester, GL2 8DJ

£575,000



Murdock & Wasley Estate Agents are delighted to welcome to the open market this beautifully presented detached family home, situated in the highly desirable village of Highnam.

Thoughtfully extended on the ground floor, the property offers an excellent amount of living space, perfectly suited to modern family life. The accommodation comprises a welcoming entrance hallway, cloakroom, spacious lounge, open-plan kitchen/diner, and a practical utility room.

Upstairs, there are three well-proportioned bedrooms and a stylish four-piece family bathroom.

Externally, the property truly stands out. The stunning 150ft private rear garden provides an exceptional outdoor space, predominantly laid to lawn and ideal for families, entertaining, or simply relaxing. A purpose-built outbuilding offer fantastic versatility and could easily be utilised as a home office, studio, gym, or children's playroom.



Entrance Hallway

Approached via a UPVC double glazed front door, with new flooring, radiator, recessed downlights, and power points. Stairs lead to the first floor with useful under-stairs storage space, with doors providing access to the cloakroom, lounge, open-plan kitchen/diner, and utility room.

Cloakroom

UPVC frosted double glazed window to the front, low-level WC, and pedestal wash hand basin, with partly tiled walls and a towel rail.

Lounge

UPVC double glazed bi-fold doors to the rear overlooking the garden, UPVC double glazed window to the side, and skylight providing additional natural light. Further benefits include a television point, power points, wood burner, and radiator.

Open Plan Kitchen/Diner

UPVC double glazed bi-fold doors to the rear, UPVC double glazed window to the side, and a skylight providing excellent natural light. Beautifully fitted kitchen with roll-edge worktops, sink/drain, electric double oven with separate induction hob and extractor hood, built-in dishwasher, and ample space for further appliances. Additional features include newly laid flooring, radiator, power points, and recessed downlights.

Utility

UPVC double glazed door to the side and UPVC double glazed windows to the front, fitted with base level units with roll-edge worktops, sink/drain, and plumbing and space for a washing machine. Wall-mounted combination boiler, radiator, tiled flooring, power points, and partly tiled walls.

First Floor Landing

UPVC double glazed window to the front, access to the loft via hatch, and doors leading to all three bedrooms and the family bathroom.

Bedroom 1

UPVC double glazed window to the rear, radiator, power points, and built-in wardrobes.

Bedroom 2

UPVC double glazed window to the rear, radiator, power points.

Bedroom 3

UPVC double glazed windows to the front, radiator, and power points.

Bathroom

UPVC frosted double glazed window to the front, four-piece suite comprising a freestanding bath, shower cubicle, low-level WC, and pedestal wash hand basin. Finished with tiled flooring, tiled walls, recessed downlights, and a heated towel rail.

Rear Garden

A fantastic-sized garden, partly paved and mainly laid to lawn, measuring approximately 150ft in length. Further benefits include a cold water tap, gated side access, and access to the garage. There is also a large detached outbuilding with power, offering excellent versatility as a playroom, home office, or salon.

Garage

Power & lighting.

Tenure

Freehold.

Services

Mains water, electricity, gas, drainage & solar.

Local Authority

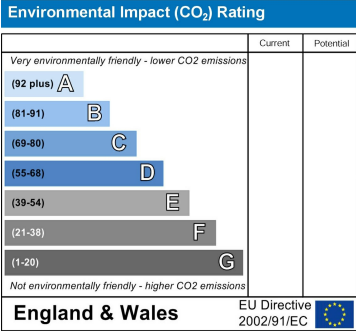
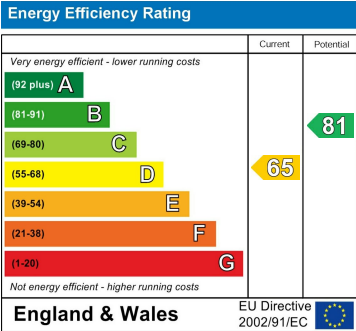
Tewkesbury Borough Council- Band E

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.

Agents Note

Please note that the property benefits from owned solar panels, which are currently held by the vendors. The existing tariff will transfer to the new buyer upon completion. The solar panels were installed in September 2023 by GSM.



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 firm's 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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