



1 Elver Close

Minsterworth, Gloucester, GL2 8FP

£389,950



Murdock & Wasley Estate Agents are delighted to present this superb three-bedroom detached home, enjoying panoramic views across Gloucester and towards the Cotswolds.

Beautifully designed for modern family living, the property features an impressive open-plan kitchen, dining and living space with bi-fold doors opening onto the rear garden, creating a seamless indoor-outdoor flow. The main bedroom benefits from an en-suite, complemented by a well-appointed family bathroom, making this an ideal and highly desirable family home.

Externally, the property offers ample off-road parking along with a car port, while the enclosed rear garden enjoys far-reaching views, providing a wonderful space to relax and take in the surrounding scenery.



Entrance Hall

Accessed via composite double glazed door, power points, radiator, inset ceiling spotlights. Doors lead off:

Cloakroom

Low level wc, radiator, wall mounted wash hand basin, inset ceiling spotlights, tiled flooring, front aspect upvc double glazed window.

Utility

Worcester gas fired combination boiler, space and plumbing for washing machine, appliance points, power points.

Kitchen

Range of base, wall and drawer mounted units, laminate worksurfaces, stainless steel sink unit with mixer tap over. Appliance points, power points, AEG oven/ grill with four ring gas hob and extractor hood over. Integral fridge/ freezer and dishwasher, tiled flooring, radiator, inset ceiling spotlights, rear aspect upvc double glazed window with far reaching views. Opening to:

Lounge/ Diner

Tv point, telephone point, power points, two radiators, feature gas fireplace, space for dining table, stairs to first floor landing, storage cupboard, front aspect upvc double glazed window and rear aspect upvc double glazed bi-folding doors leading to the rear garden.

Landing

Power points, access to boarded loft space with drop down ladder. Front aspect upvc double glazed window. Doors lead off:

Master Bedroom

Tv point, telephone point, power points, radiator, built in wardrobes, rear aspect upvc double glazed window with superb panoramic views. Door to:

En-Suite

Suite comprising step in shower cubicle with shower off the mains, low level wc, pedestal wash hand basin. Heated towel rail, shaver point, tiled flooring, inset ceiling spotlights, rear aspect upvc double glazed window.

Bedroom Two

Tv point, power points, radiator, rear aspect upvc double glazed window with panoramic views.

Bedroom Three

Tv point, power points, radiator, front aspect upvc double glazed window.

Bathroom

Suite comprising panelled bath, step in shower cubicle with shower off the mains, low level wc, pedestal wash hand basin. Heated towel rail, shaver point, partly tiled walls, tiled flooring, inset ceiling spotlights, front aspect upvc double glazed window.

Outside

To the front of the property is a block-paved driveway providing off-road parking for four vehicles, complemented by a detached car port with an integrated storage unit. Neatly maintained lawned areas and hedge borders offer an excellent degree of privacy. A pathway leads to the front door via a canopy, with an additional integrated store.

The pathway continues around the side of the property, where further green space provides access to the rear garden.

To the rear is a fully enclosed garden, featuring a patio area ideal for outdoor dining and entertaining, leading onto a well-kept lawn. The garden is enclosed by mature hedging and wooden panelled fencing and further benefits from an outside tap, power points, and superb panoramic views across Gloucester and towards the Cotswolds.

Tenure & Charges

Freehold

Estate Management Charge: £148.00 Per Quarter

Local Authority

Tewkesbury Borough Council
Council Tax Band: D

Services

Mains water, gas and electricity.

Sewage Treatment Plant (managed by CMG via the maintenance fee)

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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

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