



Newland Homes, Churchdown, Gloucester, GL3 1AE

£382,000



Murdock & Wasley Estate Agents are delighted to present this exceptional three-bedroom semi-detached home, situated within the highly desirable Newland Homes development in the sought-after village of Churchdown.

Forming part of an exclusive collection of contemporary zero-carbon homes, this beautifully designed property offers stylish, energy-efficient living with a high-quality specification and a range of 'Climate Considerate' features included as standard. Ideally positioned with excellent access to the M5, the development is within the catchment areas of several highly regarded Gloucester schools and easy access to sought-after schools in the surrounding areas. Benefiting from landscaped green spaces, a children's play area, wildflower meadows and woodland planting all thoughtfully designed to encourage biodiversity and create a wonderful environment for residents to enjoy.

Combining modern design, sustainable living and a fantastic village location, this impressive three-bedroom semi-detached home offers an outstanding opportunity for first-time buyers, growing families and professionals alike.



Entrance Hall

Accessed via upvc double glazed door, power points, wall mounted radiator, stairs to first floor landing. Doors lead off:

Wash Cloakroom

Suite comprising low level wc, wall mounted wash hand basin with mixer taps over, wall mounted radiator.

Kitchen / Dining Area

Range of base, drawer and wall mounted units, stainless steel sink unit with mixer tap over, laminate worksurfaces. Appliance points, power points, eye level double oven/grill, four ring induction hob with extractor hood over. Integral dishwasher and fridge fridge/freezer. Wall mounted radiator, inset ceiling spotlights, laminate flooring, space for dining table, front aspect upvc double glazed window, door to under stairs storage. Door leads off:

Lounge

Television points, data point, power points, wall mounted radiator, rear aspect upvc double glazed french door leading to the garden.

Landing

Access to loft via hatch, power points, wall mounted radiator. Doors lead off:

Bedroom One

Power points, wall mounted radiator, built in wardrobe, front aspect upvc double glazed window. Door leads off:

En Suite

Suite comprising low level wc, pedestal wash hand basin with mixer tap over, double step in shower cubicle with shower over, partly tiled walls, front aspect upvc double glazed window.

Bedroom Two

Power points, wall mounted radiator, rear aspect upvc double glazed window.

Bedroom Three

Power points, wall mounted radiator, rear aspect upvc double glazed window.

Bathroom

Suite comprising low level wc, wall mounted wash hand basin with mixer tap over, panelled bath with taps and shower over, wall mounted heated towel rail, partly tiled walls, tiled flooring, inset ceiling spotlights, side aspect upvc double glazed window.

Garage

Access via up'n'over door.

Outside

To the front of the property a garden laid to low level shrubs is enclosed by railing with a path leading to the front door.

To the side of the property a driveway provides parking for two vehicles directly in front of the garage. A wooden gate provides access to the rear.

To the rear of the property a patio leads down to a garden laid to lawn whilst enclosed by wooden fencing.

Tenure & Charges

Freehold

Management Fees - "Dandy Wren" - Approx £450 per annum (subject to change) all owners will automatically become a Member of the Estate Management Company upon completion.

Services

Mains water, electricity and drainage.

Local Authority

Tewkesbury Borough Council

Tax Band: TBC

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.

Agents Note

Please note : That images shown may not be of the exact external finish, handing and specification of this plot, the floorplans shown may be in the opposite hand to this plot, there may also be differences in certain window locations and positions.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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

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.

10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW email:office@mwea.co.uk

GLoucester 01452 682952 WWW.MWEA.CO.UK

Murdoch & Wasley Estate Agents Ltd, Registered in England No. 12622907 at 10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW

