



Newland Homes, Churchdown, Gloucester, GL3 1AE

£585,000



Murdock & Wasley Estate Agents are delighted to present this exceptional four-bedroom detached home, situated within the highly desirable Newland Homes development in the sought-after 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 offers 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 four-bedroom detached home offers an outstanding opportunity for families and professionals alike.



Entrance Hall

Accessed via composite front door, power points, wall mounted radiator, stairs to landing. Doors lead off:

Dining Room

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

Lounge

Television point, data point, power points, wall mounted radiator, front aspect upvc double glazed window. Doors lead off:

Kitchen / Family Room

Range of base, drawer and wall mounted units, inset sink unit with mixer tap over, laminate worksurfaces. Appliance points, power points, eye level double oven/grill, four induction hob with extractor hood over. Integral dishwasher and fridge fridge/freezer. Kitchen island with laminate worktops and breakfast bar and storage below. Wall mounted radiator, inset ceiling spotlights, laminate flooring, space for furniture, rear aspect upvc double glazed window and rear aspect upvc double glazed french door leading to the garden. Door leads off:

Utility

Range of base, wall mounted units, laminate worksurfaces, inset sink unit with mixer tap over. Appliance points, power points. Space for washing machine and tumble dryer wall, wall mounted radiator, inset ceiling spotlights, side aspect upvc double glazed door leading to the drive.

Wash Cloakroom

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

Landing

Power points, wall mounted radiator, access to loft hatch,

Bedroom One

Power points, wall mounted radiator, built in wardrobes, rear 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 cubicle with shower over, wall mounted heated towel rail, partly tiled walls, tiled flooring, inset ceiling spotlights, side aspect upvc double glazed window.

Bedroom Two

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

Bedroom Three

Power points, wall mounted radiator, built in wardrobes, front aspect upvc double glazed windows.

Bedroom Four

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, front aspect upvc double glazed window.

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.

To the rear of the property a patio leads down to a garden laid to lawn whilst enclosed by brick walling. A wooden gate provides access to the rear.

Garage

Access via up'n'over door.

Services

Mains water, electricity and drainage.

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.

Local Authority

Tewkesbury Borough Council

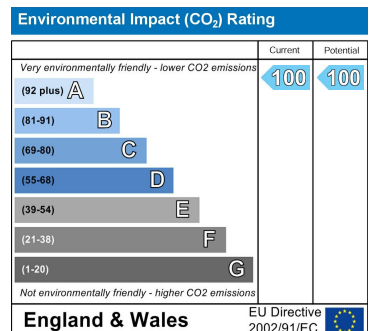
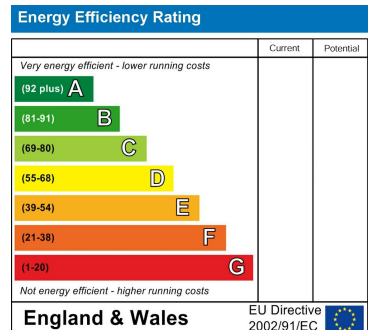
Tax Band: TBC

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.



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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