



18 Lasne Crescent

Brockworth, Gloucester, GL3 4UX

Offers in excess of £380,000



MURDOCK & WASLEY ESTATE AGENTS are absolutely delighted to welcome to the open market this extremely popular & well presented detached home situated on Lasne Crescent, a popular close in Brockworth. The accommodation offers fantastic living space & benefits from a ground & first floor extension. In brief we have: Entrance hallway, ground floor shower room, utility, reception room & a stunning OPEN PLAN KITCHEN/DINER.

Upstairs are four bedrooms & main family bathroom. Outside to the rear we have an enclosed & private garden which is laid to artificial lawn with access to another room to the rear of the property which we feel would make a suitable study. To the front is the GARAGE & DRIVEWAY.



Entrance Hallway

Approached via Upvc double glazed front door, radiator, staircase to first floor, power points, doors to open plan kitchen/diner & reception room.

Reception Room 16'0 x 11'1 (4.88m x 3.38m)

Upvc double glazed window to the front, engineered oak flooring, television point, designer vertical radiator, power points.

Open Plan Kitchen/Diner 19'5 x 18'10 (5.92m x 5.74m)

Upvc double glazed window to side & Upvc double glazed bi-fold doors to rear. A real wow factor. Range of high gloss luxury wall, base, larder and draw units with Silestone Quartz worktops over and LED lighting. Two integrated Bosch fan assisted ovens. Integrated Hotpoint wine cooler. Integrated microwave oven. Integrated dishwasher. Integrated fridge freezer. One and half bowl inset sink with Quartz cut out drainer and large chrome sprung mixer tap. Large kitchen island with Bosch induction four ring hob and Bosch extractor hood over and range of high gloss cupboards and Silestone Quartz counter and breakfast bar seating area. Bi-fold doors. Built in high gloss storage cupboards. Porcelain grey tiled floors. Designer vertical radiator. Space for dining room table and chairs. Door to utility area, recessed spotlights. Built in high gloss storage cupboards.

Utility

Range of high gloss built in floor to ceiling storage cupboards. Plumbing for washing machine. Vertical designer radiator. Additional base unit with worktop over. Porcelain grey tiled floor. Door to garage. Door to ground floor shower room.

Ground Floor Shower Room

Upvc frosted double glazed window to front, mains powered walk in shower, recessed down lights, low level wc & pedestal wash hand basin, chrome tap inset in high gloss bathroom unit, extractor fan.

First Floor Landing

Upvc double glazed window to side, access to loft via hatch, airing cupboard, doors to all rooms, power points.

Bedroom 1 12'8 x 12'0 (3.86m x 3.66m)

Upvc double glazed windows to front, built in wardrobes, radiator, power points.

Bedroom 2 17'9 x 7'7 (5.41m x 2.31m)

Upvc double glazed windows to front, radiator, power points.

Bedroom 3 10'8 x 8'10 (3.25m x 2.69m)

Upvc double glazed windows to rear, radiator, power points.

Bedroom 4 8'10 x 8'8 (2.69m x 2.64m)

Upvc double glazed windows to rear, radiator, power points.

Bathroom

Upvc frosted double glazed windows to side, Fully tiled floor to ceiling. Low level WC & pedestal wash hand basin with chrome tap inset in high gloss bathroom unit. Mains powered shower. Spotlights. Touch/sensor lighting. Extractor fan, towel rail.

Rear Garden

Enclosed & private area which is partly paved, mainly laid to artificial lawn. Area laid to decking, cold water tap, exterior lighting, gated side access.

Garage

Up & over door with power & lighting.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Tewkesbury Council- Band D

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.



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		73	84
		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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