Severn Walk, Apperley GL19 4EN

£525,000

naylor powell

Severn Walk, Apperley GL19 4EN

• Stylish modern home • Open plan living area • Potential for office space • Detached garage • Semi rural village location • EPC Rating B85

59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

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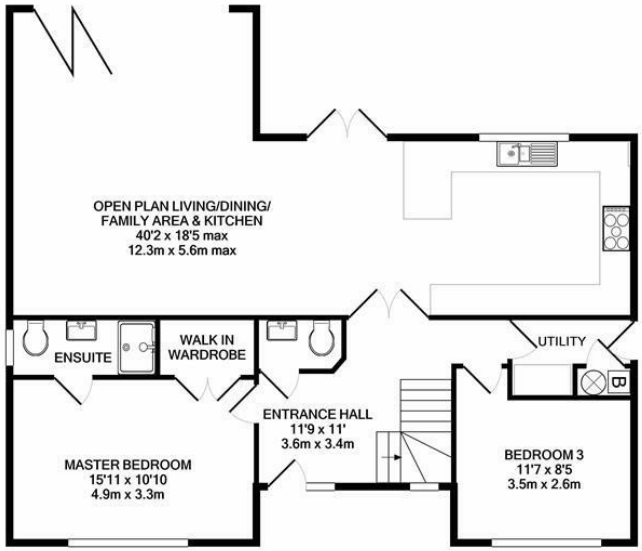
Accommodation
A spacious entrance hall with stairs to the first floor and double doors to the living area along with a cloakroom with vanity sink, cupboards under and low level flush WC. Zoned underfloor heating to the ground floor with smart controls, allowing each room to be controlled independently. The entrance hall offers access to the master bedroom suite, bedroom three and utility room. Double doors give access to the stunning open plan living area with vaulted ceiling, tri-fold doors from the lounge area to the garden, French doors also give access to the garden from the dining area. The Stunning streamlined kitchen is fitted with Corian worktops with cupboards and drawers under, breakfast bar, Neff five ring induction hob with extractor over, Neff double oven, microwave, warming drawer, larder fridge and larder freezer. The master bedroom suite to the ground floor has both an en-suite shower room with walk-in shower, low level flush WC and vanity wash hand basin with cupboards under and a walk-in wardrobe. Bedroom three has a window to the front. The utility has a cupboard housing the boiler and underfloor heating controls, work surface with cupboards under and door to side. The first floor has a large landing area, with built in storage, a family bathroom with white suite comprising panelled bath with shower over, vanity sink with cupboards under and low level flush WC. Bedroom two and four/study both have double fitted wardrobes and fitted Velux windows. Early viewing of this beautiful family home is highly encouraged.

Outside
To the front of the property is a block paved driveway with off road parking for several cars, gated access to the rear garden. A detached garage (5.55m by 2.76m), power and light, pedestrian door. The rear garden is laid to lawn with decked area under a pergoda, and paved pathway around the house, timber fencing to boundaries.

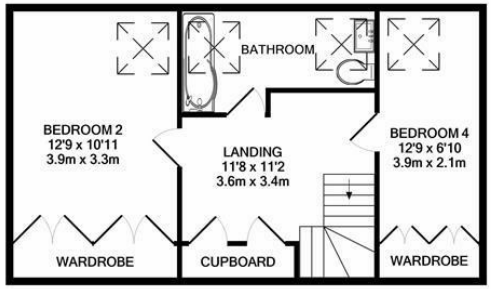
Location
Severn Walk is situated in the popular Village of Apperley which offers a primary school, two public houses and thriving social events and sports teams. The Village is located between Cheltenham & Tewkesbury and within good commuting distance of both Cheltenham and Gloucester.

Tenure, Services & Local Authority
Freehold.
All mains services are believed to be connected.
Local Authority Tewkesbury Borough Council, tax band F - £2840.23 (2022/23)
The vendors inform us that the property has fibre installed which achieves in excess of 900mb and is supplied by Gigaclear.

Directions
Leave Cheltenham on the Tewkesbury Road A4019. At the Coombe Hill Traffic Lights turn right towards Tewkesbury on the A38. After approximately 1 mile, Turn left onto the B4213. After 1.5 miles turn right onto Sawpit Lane, then slight left to stay on Sawpit Lane. At the end of the lane take a right onto Deerhurst Road and after 300yds you will find Severn Walk on the right, follow the road down and you will find the property on left hand side identified by our For Sale board.



GROUND FLOOR
APPROX. FLOOR
AREA 1134 SQ.FT.
(105.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 537 SQ.FT.
(49.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1671 SQ.FT. (155.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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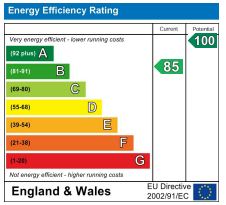
Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.



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