



19 Muzzle Patch, Tibberton GL2 8EE

£279,950



19 Muzzle Patch, Tibberton GL2 8EE

• Semi-detached bungalow within development • Two bedrooms and versatile living space • Residents access to communal field and green space • Rural village location • Parking and a single garage • No onward chain • EPC D57 • Forest of Dean District Council tax band C

£279,950

Porch

Practical entrance porch with windows to front and side plus door into hall.

Hall

Access into the living accommodation.

Open Plan Living/Dining/Study Space

Well presented and versatile open plan space currently set up with dining area and study with a living room which boasts feature fireplace with inset wood burning stove. There is an abundance of natural light throughout the rooms with an array of windows and door leading out to rear garden from the living room.

Kitchen

Open archway from dining area leads into a well appointed kitchen with a range of base and wall mounted units with work surfaces, stainless steel sink unit, built in oven and space for dishwasher. There is a window to the rear overlooking the garden and door giving access out.

Bedroom One

Generous double with built in storage cupboards and windows to the front aspect.

Bedroom Two

Good double with built in storage and window to the rear overlooking the garden.

Shower Room

Walk in double shower enclosure with electric shower and fully tiled surround. WC, wash basin, tiled flooring and frosted window to rear aspect plus airing cupboard.

Outside

To the front of the property is a small patio area with wood store and path to the front door. At the rear of the home is the parking spaces and single garage. Gated access leads into the rear garden which is mainly laid to lawn with mature beds. There are steps down to a patio area which benefits from a partially covered area, ideal for use all year round. All of the residents of Muzzle Patch benefit from the shared use and access to a 2 acre field and green space just a short walk from the property.

Location

Tibberton is located 5 miles from Gloucester and 5 miles from Newent and is surrounded with beautiful countryside. This strong community benefits from its own village hall and grounds that continually host



1 High Street, Newent, GL18 1AN

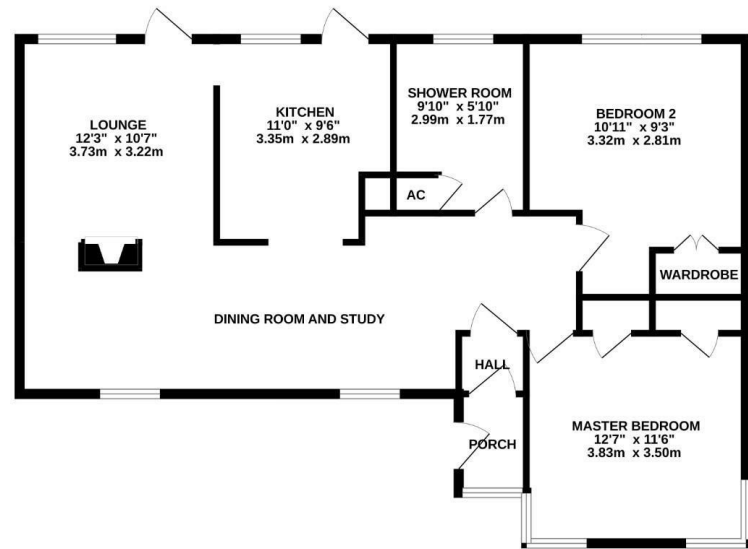
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GROUND FLOOR



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Made with floorplan 10/2025

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