



8 Orchard Rise, Gloucester GL19 3AT
£485,000



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- Popular village location
- Detached four bedroom extended family home
- Immaculately presented throughout
- Recently installed kitchen and bathroom
- Master suite with dressing area and ensuite
- Envious views towards neighbouring fields
- Large rear gardens
- EPC D60

£485,000



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Entrance Porch

Storage area for coats and shoes, ornate tiled floor, modern panelled radiator, window to side aspect and further glazed wooden door into:

Inner Hallway

Parquet flooring, open downstairs area, radiator, stairs to first floor.

Cloakroom

W.C., wall mounted wash hand basin with mixer tap, modern panelled radiator, tiled floor and obscure window to rear aspect.

Lounge

Parquet flooring, brick fireplace with inset cast iron log burner, wooden mantel over, two radiators, window to front aspect with views over open fields, sliding doors to patio and rear gardens.

Kitchen/Dining/Family room

A good range of base and eye level units with laminate worktops, one and a half bowl ceramic sink unit with mixer tap, wine rack, integrated appliances to include dishwasher, full height larder fridge, oven with four ring induction hob with extractor over, plumbing for washing machine, two window and door to rear aspect.

The family area has a cast iron log burner on a raised hearth, modern panelled radiator, window to front aspect with views over open fields.

Landing

Access to roof space via ladder, window to front aspect with lovely views.

Master Bedroom

Built in double wardrobe, radiator, window to front aspect with views over open fields.

En Suite

Suite comprising w.c, vanity wash hand basin with mixer tap, large walk in double shower with shower unit, chrome heated towel rail, obscure window to side aspect.

Bedroom Two

Built in triple double wardrobes, radiator, window to front aspect with views over open fields.

Bedroom Three

Radiator, window to rear aspect with views over the garden and fields.

Bedroom Four

Door to airing cupboard housing the hot water tank, slatted shelving and storage space, radiator, window to rear aspect with views over the garden and fields.

Bathroom

Suite comprising bath with mixer tap and shower head, corner shower cubicle with shower unit, built in w.c., vanity wash hand basin with mixer tap, tiled floor, heated towel rail and two obscure windows to rear aspect.

Outside

To the front of the property, a garden area is laid to lawn with outside lighting and a gravelled area which is currently un-landscaped and offering potential for a seating area. A gated side access leads to the rear gardens which measures approximately 65' in length and comprise of a large block paved seating area. The main part of the garden is laid to lawn with raised patio area and gravelled seating area to the rear, outside lighting, water tap, log store, oil fired boiler and tank, well enclosed with wood panel fencing with rear pedestrian gate to a parking area for two vehicles. Pedestrian door to GARAGE with power and lighting.

Location

Tibberton is located 5 miles (8.0 km) from Gloucester and 5 miles from Newent. With a local primary school and church, an active local community with W.I. cricket and tennis club, Tibberton & Taynton village hall, plus an annual 'celebration' of village life, with the Tibberton Show.

Tenure, services and Local Authority

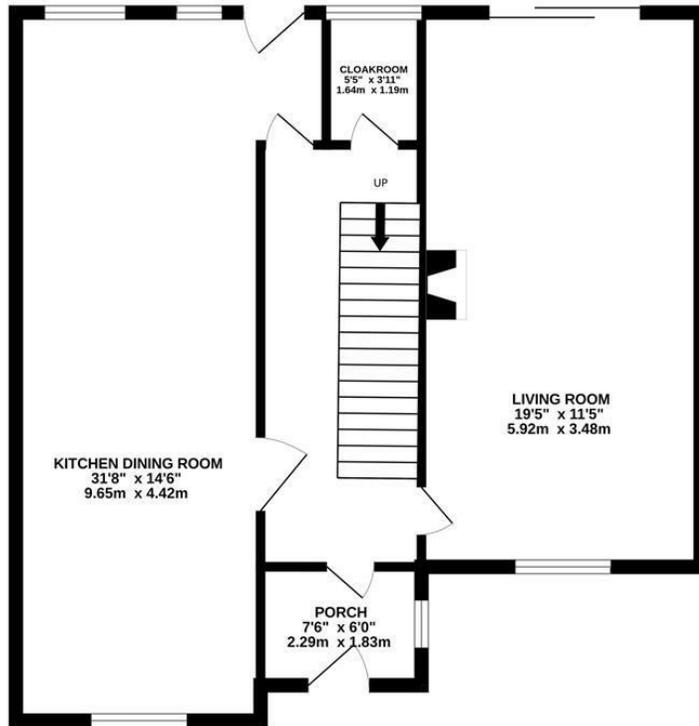
Freehold

Mains water, electricity and drainage, oil fired central heating

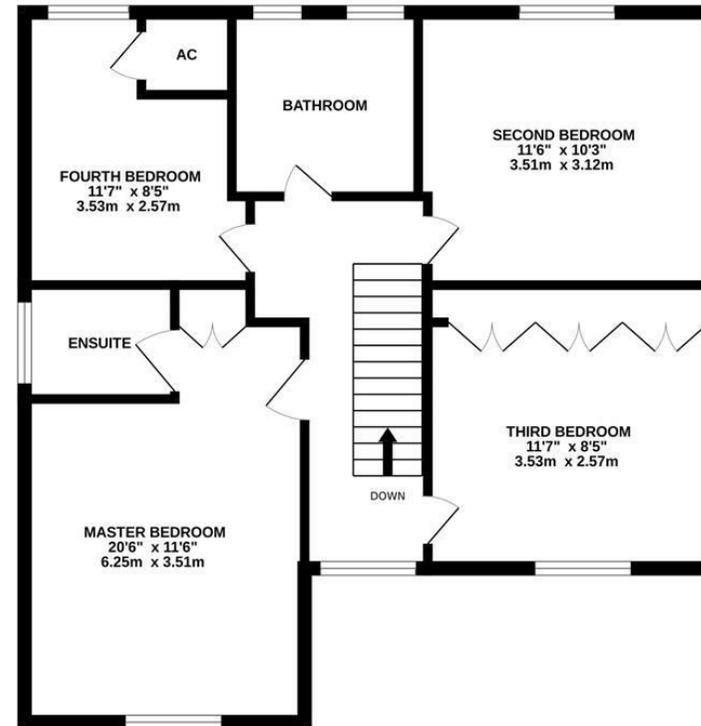
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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