



12 MIMOSA AVENUE
Highnam | Gloucestershire | GL2 8FA

HUGHES **HS** SEALEY

Welcome to... 12 MIMOSA AVENUE

Welcome to Number 12, Mimosa Avenue, a wonderful four-bedroom detached family home, located in this highly sought after village, constructed by Messrs Bellway Homes in 2018. Beautifully presented, the home enjoys a wealth of accommodation across the two floors and is further complimented by driveway parking, single garage, a low maintenance, mature garden and planning permission for a single-storey extension, located to the rear of the home. Therefore, it is because of the above, that this property comes with such a high recommendation to view. Internally the property enjoys a central entrance hall that provides access to all the ground floor rooms to include

the cloakroom, living room – which is located to the front of the property – and finally, the impressive kitchen/ dining room, which runs across the back of the home. The kitchen enjoys a wealth of fitted units which sit alongside a host of integrated appliances. French doors lead out to the rear garden. Upstairs are four lovely sized bedrooms and family bathroom. The master bedroom is located to the rear of the home and benefits from a three-piece, en suite shower room. A family bathroom completes the accommodation









Explore outside... 12 MIMOSA AVENUE

Externally, the property enjoys off road parking for two cars which in turn leads to the single garage. To the rear is an enclosed, low maintenance garden that offers a paved terrace, slate shingling and a wealth of colour from maturing shrubs and trees.

Finally, the property benefits from planning permission for a single-storey extension to run across the back of the property, which would enhance the current kitchen/dining room and in doing so would add a family room to the space. Full details of the planning granted can be found by visiting Tewkesbury Borough Council's planning portal, using the reference: 25/00117/FUL

LOCATION

The village of Highnam has a rich history and can be found to date back to 1033 when Wulfin le Rue gave Highnam and Churcham to the Church of St Peter; and reference to Highnam can be found in the Domesday Book in 1086. Highnam is well located for the historic City of Gloucester yet still has an attractive semi-rural appeal, with several villages, smaller towns and The Cotswolds within easy access. The area offers a super range of amenities overall, including retail, recreational and educational, all within easy reach, and has excellent road and rail links to the rest of the country.



KEY FEATURES

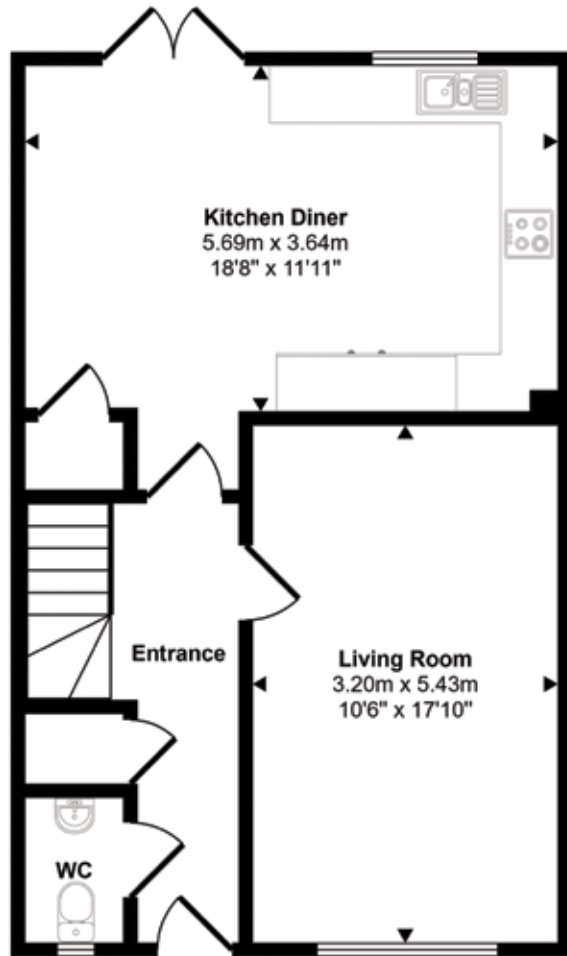
- A wonderful four-bedroom detached family home, located in this highly sought after village
- Built by Messrs Bellway Homes in 2018, so meaning the home has 3 years NHBC remaining
- Driveway parking for two cars, leading to single garage
- Enclosed rear garden, enjoying paved terrace, slate shingling and a wealth of colour
- Central entrance hall, cloakroom and living room located to the front of the property
- Running across the rear of the home is the spacious kitchen/dining room
- PP in place for single-storey extension. Planning reference – 25/00117/FUL – Tewkesbury Borough Council
- Principal bedroom with three-piece en suite shower room
- Three further bedrooms
- Family bathroom completes the accommodation
- A property that comes with a high recommendation to view

DIRECTIONS

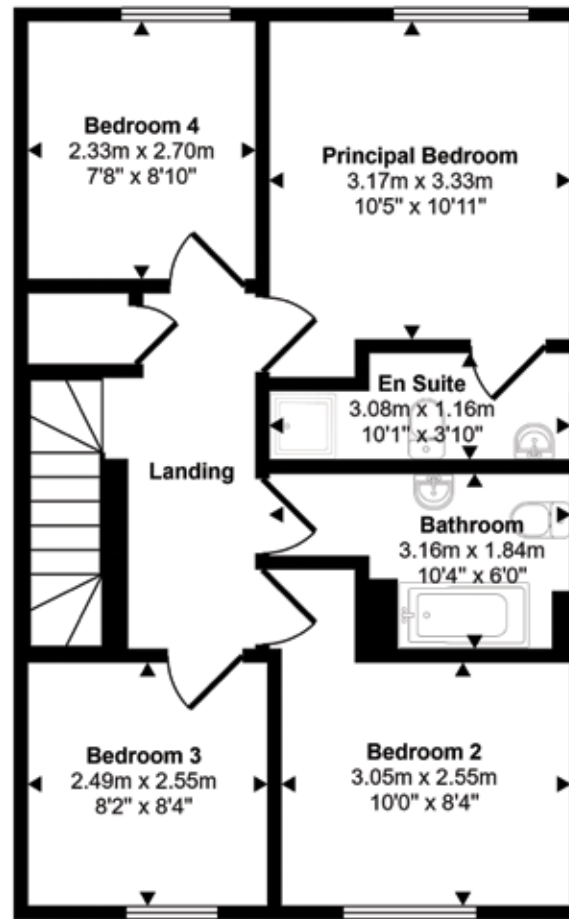
To locate the property, please enter the following postcode into your sat nav system: GL2 8FA.



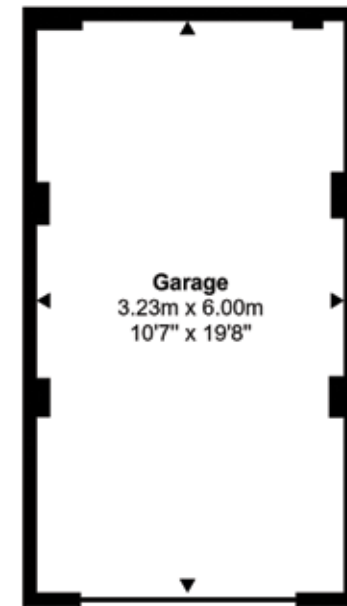
Approx Gross Internal Area
124 sq m / 1335 sq ft



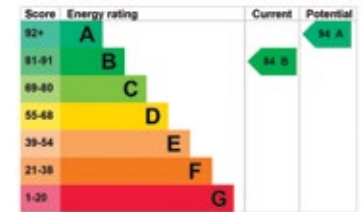
Ground Floor
Approx 52 sq m / 558 sq ft



First Floor
Approx 53 sq m / 569 sq ft



Garage
Approx 19 sq m / 209 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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