



15 Griffon Close

Quedgeley, Gloucester, GL2 4NQ

£350,000



Murdock & Wasley Estate Agents are delighted to present this beautifully appointed and spacious detached family home, tucked away in a desirable cul-de-sac in Quedgeley.

The accommodation briefly comprises a welcoming entrance hall, a comfortable lounge, a well-proportioned kitchen/diner ideal for everyday living, a bright conservatory, and a convenient downstairs WC.

Upstairs offers three well-proportioned bedrooms, including a generous master with a stylish en-suite, alongside a contemporary family bathroom, both finished to a high standard.

Externally, the property benefits from an enclosed rear garden, perfect for outdoor enjoyment, as well as off-road parking and a garage to the side.

Situated on the popular Green Farm development, the property enjoys a family-friendly setting with access to local schools, amenities, and excellent transport links to Gloucester and the M5, making it ideal for commuters.

Presented in exceptional condition throughout, early viewing is highly recommended.



Entrance Hall

Accessed via composite front door, wall mounted vertical radiator, stairs to first floor landing. Doors lead off:

WC

Suite comprising low level wc, wall mounted wash hand basin with taps over, wall mounted radiator, partly tiled walls, front aspect frosted upvc double glazed window.

Lounge

Television point, data point, power points, wall mounted radiator, front aspect upvc double glazed window. Door leads off:

Kitchen / Diner

Range of base, drawer and wall mounted units, roll edge worksurfaces, one and a half bowl sink unit with mixer tap over. Appliance points, power points, integral cooker, four ring gas hob with extractor hood over, space for fridge/freezer, washing machine, dishwasher, tumble dryer and dining table. Wall mounted radiator, door to under stairs storage, rear aspect upvc double glazed window and rear aspect double glazed sliding door leading off:

Conservatory

Of brick brick base, upvc double glazed windows on all aspects, rear aspect upvc double glazed door leading to the garden.

Landing

Power points, door to airing cupboard housing wall mounted combination boiler, side aspect upvc double glazed window. Doors lead off:

Bedroom One

Power points, wall mounted radiator, space for super king bed, built in wardrobes, front aspect upvc double glazed window. Door leads off:

Ensuite

Suite comprising low level wc, wall mounted wash hand basin with mixer tap over and storage below, step in cubicle with shower over, wall mounted heated towel rail, partly tiled walls, side aspect frosted upvc double glazed window.

Bedroom Two

Power points, wall mounted radiator, built in wardrobe, rear aspect upvc double glazed window.

Bedroom Three

Power points, wall mounted radiator, front aspect upvc double glazed window.

Bathroom

Suite comprising low level wc, wall mounted has hand basin with mixer tap over and storage below, panelled bath with shower and taps over, wall mounted traditional radiator, partly tiled walls, tiled flooring, rear aspect frosted upvc double glazed window.

Outside

To the front of the property a garden is laid to decorative stone.

To the side of the property a driveway laid to tarmac provides off road parking for at least two vehicles directly in front of the garage.

To the rear of the property a patio leads down to a garden laid to lawn whilst enclosed by wooden fencing.

Garage

Access via up'n'over door with power and lighting, a personnel door leads through to the garden.

Services

Mains water, gas, electricity and drainage.

Tenure

Freehold

Local Authority

Gloucester City Council

Tax 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			85
(81-91) B		71	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW email:office@mwea.co.uk

GLoucester 01452 682952 WWW.MWEA.CO.UK

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at 10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW

