



## 9 Littlefield

Quedgeley, Gloucester, GL2 4GZ

**£425,000**



Murdock & Wasley Estate Agents are delighted to present to the open market this extended four-bedroom detached family home, tucked away in a desirable cul-de-sac location.

Offered for sale with no onward chain, the property has been thoughtfully enhanced by the current owners to create a superb open-plan kitchen/dining space, ideal for modern family living and entertaining. A loft conversion has also added a generous fourth bedroom/ study, while the remainder of the accommodation offers well-proportioned and versatile living space to suit the needs of a growing family.

Externally, the property boasts a private west-facing rear garden, perfect for enjoying the afternoon and evening sun, together with a driveway providing off-road parking. A further standout feature is the installation of owned solar panels, which not only help to reduce everyday energy costs but also generate an additional income through quarterly Feed-in Tariff (FiT) payments, making the home both environmentally friendly and economical to run.



Porch

Accessed via upvc double glazed door, base mounted units with laminate worksurface, radiator, inset ceiling spotlights. Door to:

Entrance Hall

Stairs to first floor landing. Doors lead off:

Cloakroom

Low level wc, vanity wash hand basin with mixer tap over and storage below, radiator, tiled flooring, front aspect double glazed window.

Open Plan Kitchen/ Diner

Range of base, wall and drawer mounted units, Quartz worksurfaces, sink unit with mixer tap over. Appliance points, power points, Range cooker with extractor hood over, space for American fridge/ freezer, integral dishwasher. Breakfast bar, Tv point, feature plinth lighting, radiator, inset ceiling spotlights, two Velux roof lights, side aspect double glazed window, rear aspect upvc double glazed sliding doors. Door to:

Utility

Range of base and wall mounted units, laminate worksurfaces, appliance points, power points, space for fridge, washing machine and tumble drier. Inset ceiling spotlights, radiator, under stairs storage cupboard.

Dining Room

Telephone point, power points, radiator, coving, front aspect upvc double glazed bay window with fitted blinds.

Living Room

Tv point, telephone point, power points with USB port, radiator, rear aspect sliding upvc double glazed door.

Landing

Power points, radiator, access to airing cupboard housing the Worcester gas fired combination boiler, side aspect double glazed window. Doors lead off:

Master Bedroom

Tv point, power points, radiator, built in wardrobes, rear aspect double glazed window. Door to:

En-Suite

Suite comprising corner shower cubicle with shower off the mains, low level wc, vanity wash hand basin with mixer tap over and storage below. Tiled flooring with electric underfloor heating, fully tiled walls, mirror with sensor light, rear aspect upvc double glazed window.

Bedroom Two

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

Bedroom Three

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

Bathroom

Suite comprising panelled bath with with shower off the mains over, low level wc, vanity wash hand basin with mixer tap over and storage below. Tiled flooring, fully tiled walls, mirror with sensor light, rear aspect upvc double glazed window.

Landing

Stairs lead up to the:

Bedroom Four

Power points, electric radiator, inset ceiling spotlights, two Velux roof lights.

Outside

To the front of the property, a driveway provides off-road parking and leads to the reduced-size garage (8ft), which is fitted with power and accessed via an up-and-over door. Adjacent to the driveway is a flat lawn bordered by mature shrubs, creating an attractive frontage.

The rear garden is a particular feature of the property, enjoying a private and enclosed aspect with a generous paved patio extending across the rear of the house, providing an ideal space for outdoor dining and entertaining. The remainder of the garden is laid predominantly to lawn, bordered by mature shrubs and established planting that offer colour and interest throughout the seasons. To one corner, a raised composite deck provides a further seating area, perfect for enjoying the afternoon and evening sun. The garden is enclosed by timber fencing, creating a safe and secluded environment for families and pets alike.

Agents Note

A further benefit of the property is the installation of solar panels, which are owned outright by the current owners. These not only help to reduce everyday energy costs but also generate an additional income through quarterly Feed-in Tariff (FiT) payments, making the property both environmentally friendly and economical to run.

Tenure

Freehold

Local Authority

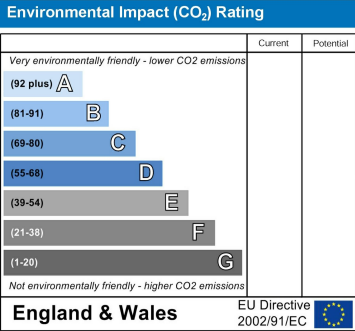
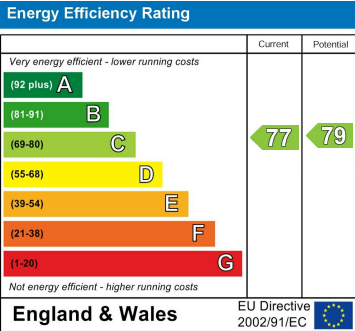
Gloucester City Council  
Council Tax Band: D

Services

Mains water, gas, electricity and drainage.  
Solar Panels.

Awaiting Vendor Approval

These details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



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.

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