



8 Bush Hay

Churchdown, Gloucester, GL3 2QR

Guide price £400,000



We are delighted to bring to the market this spacious and beautifully presented four-bedroom detached home, tucked away in a quiet and desirable cul-de-sac in Churchdown.

This exceptional property boasts open-plan living, two bathrooms, an enclosed garden, and ample parking to the front, making it a perfect choice for families seeking both space and convenience.

Early viewing is highly recommended to appreciate everything this fantastic home has to offer.



Entrance Hallway 10'11 x 5'4 (3.33m x 1.63m)

Approached via Upvc double glazed front door, Upvc double glazed window to rear, radiator, power points, laminate flooring, storage cupboard, stairs leading to first floor with under stairs storage. Doors to ground floor shower room, study & open plan kitchen/diner.

Ground Floor Shower Room 8'0 x 4'6 (2.44m x 1.37m)

Modern suite comprising of shower cubicle, low level wc & pedestal wash hand basin, tiled walls, heated towel rail, tiled flooring.

Study 11'1 x 8'11 (3.38m x 2.72m)

Upvc double glazed windows to front, radiator, power points, laminate flooring.

Lounge 14'0 x 10'8 (4.27m x 3.25m)

Upvc double glazed windows to front, television point, radiator, power points, laminate flooring, opening too:

Open Plan Kitchen/Diner 22'9 x 13'11 (6.93m x 4.24m)

Kitchen

Upvc double glazed windows to rear & Upvc double glazed door to side, eye & base level units with roll edge work tops, electric oven with induction hob & hood, sink/drainer, built in appliances, power points, laminate flooring, recessed down lights.

Dining Room

Upvc double glazed french doors to rear, laminate flooring, radiator, power points.

First Floor Landing

Loft hatch, power point, airing cupboard, doors to all rooms.

Bedroom 1 12'10 x 9'2 (3.91m x 2.79m)

Upvc double glazed windows to rear, radiator, power points, built in wardrobes.

Bedroom 2 11'8 x 9'3 (3.56m x 2.82m)

Upvc double glazed windows to front, radiator, power points.

Bedroom 3 12'8 x 8'3 (3.86m x 2.51m)

Upvc double glazed windows to front, radiator, power points, storage cupboard.

Bedroom 4 10'4 x 6'2 (3.15m x 1.88m)

Upvc double glazed windows to rear, radiator, power points.

Bathroom 7'8 x 5'3 (2.34m x 1.60m)

Upvc double glazed frosted window to side, panelled bath with shower over, low level wc & pedestal wash hand basin, heated towel rail, partly tiled walls, tiled flooring.

Rear Garden

An enclosed area which is partly laid to decking, mainly laid to lawn, shed, gated side access.

Tenure

Freehold.

Services

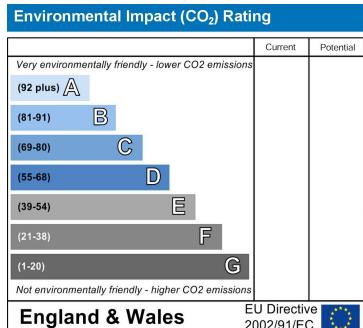
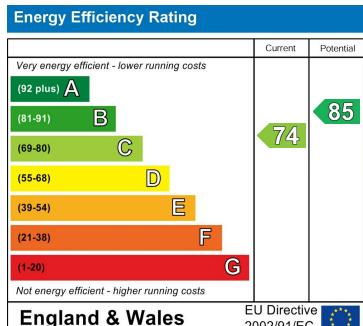
Mains water, gas, electricity & drainage.

Local Authority

Tewkesbury Borough Council- Band D

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 fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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