



## 3 Country View , Gloucester, GL4 6RF

**£450,000**



Murdock & Wasley Estate Agents are delighted to offer for sale this well-presented five bedroom detached family home, arranged over three floors and perfectly suited to modern family living.

The ground floor comprises an entrance hall, bay-fronted kitchen/diner to the front aspect, and to the rear a spacious lounge and separate family room overlooking the garden. A utility room and cloakroom complete the ground floor.

The first floor offers four bedrooms and a family bathroom, while the top floor provides a further bedroom and additional bathroom, creating flexible accommodation ideal for growing families.

Externally, the property benefits from an enclosed rear garden, garage and off-road parking.

An ideal family home, early viewing is highly recommended.



**Entrance Hallway**

Accessed via composite door, power points, wall mounted radiator, laminate flooring, front aspect upvc double glazed window, door to under stairs storage, stair to first floor landing. Doors lead off:

**Kitchen / Dining Area**

Range of base, drawer and wall mounted units, inset sink unit with mixer tap over, composite worksurfaces. Appliance points, power points, range cooker with five ring gas hob with extractor hood over. Integral dishwasher, space for large fridge/freezer and dining table. Wall mounted radiator, tiled flooring, door to fitted pantry, front aspect upvc double glazed bay window.

**Lounge**

Television point, data point, power points, wall mounted radiator, rear aspect upvc double glazed window and rear aspect upvc double glazed french door leading to the garden

**Family Room**

Television point, power points, wall mounted radiator, rear aspect upvc double glazed french door leading to garden.

**Utility**

**Wash Cloakroom**

Suite comprising low level wc, wall mounted wash hand basin with mixer tap over, wall mounted radiator, tiled flooring.

**First Floor Landing**

Power points, wall mounted radiator, stairs to second floor landing, doors lead off:

**Bedroom Two**

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

**Bedroom Three**

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

**Bedroom Four**

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

**Bedroom Five**

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

**Family Bathroom**

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

**Second Floor Landing**

Front aspect upvc double glazed window.

**Bedroom One**

Power points, wall mounted radiator, door to built in wardrobe and eave storage, front aspect upvc double glazed dorma window. Door leads off:

**En Suite**

Suite comprising low level wc, wall mounted wash hand basin with mixer tap over and storage below, double step in cubicle with rainfall shower over, wall mounted radiator, wall mounted storage unit, partly tiled walls, tiled flooring, rear aspect velux window.

**Garage**

Accessed via up'n'over door with power & Lighting and one parking space directly in front.

**Outside**

To the front of the property is a garden mainly laid to lawn with a drive laid to decorative stone providing off road parking for one vehicle directly in front of the house. A further two parking spaces are provided. One directly in front of the garage the other is allocated within the cul-de-sac. A wooden gate provides access to the rear garden.

To the rear of the property a stone patio leads down to a garden mainly laid to lawn bordered by mature shrubs and flower beds whilst enclosed by wooden fencing and hedgerow.

**Services**

Mains water, gas, electricity & drainage.

**Tenure**

Freehold

**Local Authority**

Gloucester City Council

Tax Band: E

**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			
(81-91) B			
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

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