



## 69 Foxwhelp Way

Quedgeley, Gloucester, GL2 4DA

**Offers in excess of £450,000**



Murdock & Wasley Estate Agents are delighted to present this fantastic four bedroom detached family home, perfectly positioned in a popular and convenient location. Offering excellent transport links, including easy access to Junction 12 of the M5, the property is also just a short distance from local amenities and is being sold with no onward chain.

Built in 2018, this modern home boasts spacious and versatile living accommodation. The heart of the home is the impressive open plan kitchen/dining area, complemented by a separate utility room and a lounge. Upstairs, you'll find four generously sized bedrooms, with the master benefiting from an en-suite shower room.

Outside, there is a beautifully maintained enclosed rear garden featuring a self-contained outbuilding, ideal for a variety of uses. To the front, there is a garage and driveway, providing off road parking.





### Entrance Hall

Accessed via composite door, power points, telephone point, radiator, wooden door to storage cupboard, stairs to first floor landing. Doors lead off:

### Cloakroom

Low level wc, pedestal wash hand basin, tiled splashback, radiator, front aspect upvc frosted double glazed window.

### Lounge

Tv point, power points, radiator, feature fireplace, radiator, front aspect upvc double glazed window and rear aspect upvc double glazed French doors leading to the garden.

### Kitchen/Diner

Range of base, drawer and wall mounted units, laminate worksurfaces, one and a half sink unit with mixer tap over. Appliance points, power points, eye level oven grill, four ring gas hob with extractor hood over. Integral fridge/freezer, dishwasher, space for dining table and chairs, radiator, rear aspect upvc double glazed window and French doors leading to the garden. Door to:

### Utility

Base and wall mounted units, laminate worksurfaces, single sink unit with mixer tap over. Integral washing machine, space for appliance, radiator, wooden door to storage cupboard, side aspect upvc frosted double glazed door.

### Landing

Power points, radiator, access to loft space. Doors lead off:

### Bedroom One

Tv point, power points, radiator, fitted wardrobes, wooden door to storage cupboard, laminate flooring, front aspect upvc double glazed window. Door to;

### En-Suite

Suite comprising double step in shower cubicle with shower off the mains over, low level wc, pedestal wash hand basin. Partly tiled walls, radiator, front aspect upvc frosted double glazed window.

### Bedroom Two

Tv point, power points, radiator, fitted wardrobes, laminate flooring, rear aspect upvc double glazed window.

### Bedroom Three

Tv point, power points, radiator, laminate flooring, front aspect upvc double glazed window.

### Bedroom Four

Tv point, power points, radiator, rear aspect upvc double glazed window.

### Bathroom

Suite comprising panelled bath with separate taps over, low level wc, pedestal wash hand basin, partly tiled walls, radiator, laminate flooring, rear aspect upvc frosted double glazed window.

### Outside

To the front of the property, there is a gravel lawn and a paved pathway leading to the front door, sheltered by a flat canopy.

To the side of the property, a tarmacadam driveway provides off road parking and leads to a garage, which is accessed via an up-and-over door and equipped with power and lighting. A wooden gate offers convenient access to the rear garden

At the rear of the property, you'll find a beautifully maintained enclosed garden featuring a flat lawn and a raised decking area with a pergola, perfect for outdoor furniture, entertaining, and relaxation. A gravel pathway leads to a versatile, A gravel pathway leads to a versatile, self-contained outbuilding with air conditioning, heating, and full electric, positioned opposite a dedicated barked play area. For added convenience, there is also an outdoor tap.

### Local Authority

Stroud District Council.

Council Tax Band: E

### Tenure

Freehold.

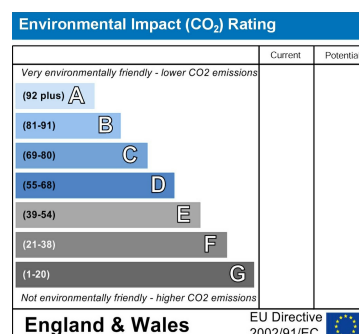
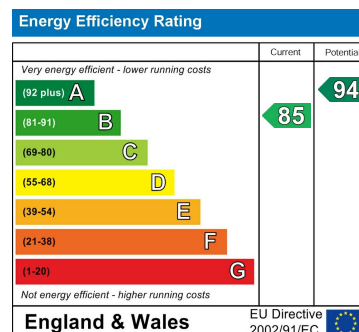
We are advised there is a management estate charge of circa £180.00 per annum.

### Services

Mains water, gas, electricity and drainage.

### 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.



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.

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