



## 3 Spring Meadow Rise

, Gloucester, GL2 5NA

**£560,000**



Situated in the ever-popular village of Hempsted, we are delighted to bring to the market this wonderful and spacious four-bedroom detached family home. Beautifully presented throughout, the property offers modern open-plan living, making it ideal for family life and entertaining.

Occupying a generous plot, this impressive home offers spacious and well-balanced accommodation throughout. The property comprises a welcoming entrance hall, a dual-aspect lounge, and a superb open-plan kitchen/dining room which flows seamlessly into a fantastic sun room featuring bi-fold doors, perfect for modern family living and entertaining.

On the first floor, there are four well-proportioned bedrooms, including a master bedroom with en-suite, along with a stylish family bathroom.



### Entrance Hallway

Approached via a double glazed front door, the entrance hall features a radiator and power points, with stairs rising to the first floor and useful under-stairs storage. Doors lead to the cloakroom, a separate lounge, and an impressive open-plan kitchen/diner/family room.

### Cloakroom

White suite comprising of low level wc & pedestal wash hand basin, radiator, partly tiled walls.

### Lounge

UPVC double glazed windows to the front and UPVC double glazed French doors to the rear, with a television point, two radiators, and multiple power points.

### Open Plan Kitchen/Diner/Family Room

#### Kitchen/Diner

UPVC double glazed windows to the front, fitted with eye and base level units featuring roll edge worktops, sink with drainer, electric double oven with separate induction hob and hood, built-in fridge/freezer and dishwasher. The kitchen also benefits from recessed downlights, multiple power points, and two radiators. There is a door leading to the utility room and an open plan connection directly into the family area.

#### Family Room

UPVC double glazed bi-fold doors to the side and UPVC double glazed windows throughout, with power points and radiator.

#### Utility Room

Base level units with roll-edge worktops, sink and drainer, plumbing and space for a washing machine, wall-mounted combination boiler, radiator, and fuse panel.

### First Floor Landing

Access to loft via hatch, two storage cupboards, radiator, doors to all rooms.

### Bedroom 1

Upvc double glazed windows to front, radiator, power points, built in wardrobes, door to:

### En-Suite

Upvc double glazed window to side, shower cubicle, low level wc & pedestal wash hand basin, partly tiled walls, recessed down light, heated towel rail.

### Bedroom 2

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

### Bedroom 3

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

### Bedroom 4

Upvc double glazed windows to rear, built in wardrobes.

### Bathroom

Upvc double glazed velux windows to front, panelled bath with shower over, low level wc & pedestal wash hand basin, heated towel rail, shaver point, partly tiled walls.

### Rear Garden

An enclosed and private garden, partly paved with areas of lawn and raised decking, featuring a cold water tap, gated side access, and direct access to the garage.

### Garage

Up & over door with power & lighting.

### Tenure

Freehold. Please note there is an annual service charge of £330.00

### Local Authority

Gloucester City Council- Band E

### Services

Mains water, gas, electricity & 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		85	
(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	

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