



## 31 King Edwards Avenue

Gloucester, GL1 5DD

**Offers in excess of £615,000**



We are delighted to bring to the market this substantial and beautifully presented five bedroom detached family home, ideally located on a highly sought-after tree-lined road.

Offering an abundance of internal space, this property is perfectly suited for growing families seeking a long-term home in a desirable residential setting.

This is a rare opportunity to secure a substantial family home in one of the area's most popular locations. Whether you're upsizing or planning for the future, this home is a must-see.



#### Entrance Hallway

Approached via Upvc double glazed front door, radiator, power points, laminate flooring, stairs leading to first floor with under stairs storage, doors to cloakroom, dining room, lounge & kitchen/breakfast room.

#### Cloakroom

Upvc double glazed window to front, low level wc & pedestal wash hand basin, radiator, tiled flooring.

#### Dining Room

Upvc double glazed bay window to front, radiator, power points, double doors through too:

#### Lounge

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

#### Kitchen/Breakfast Room

Upvc double glazed windows to side & Upvc double glazed french doors to rear, eye & base level units with roll edge work tops, sink/drain, cooker point, space for appliances, tiled flooring, radiator, power points, partly tiled walls.

#### First Floor Landing

Upvc double glazed windows to front, storage cupboard, doors to three bedrooms, study & bathroom. Stairs leading to second floor landing.

#### Bedroom 1

Upvc double glazed windows to rear, radiator, power points, door to:

#### En-Suite

Shower cubicle, low level wc & pedestal wash hand basin, heated towel rail, partly tiled walls, laminate flooring.

#### Bedroom 2

Upvc double glazed bay window to front, radiator, power points, door to:

#### En-Suite

Shower cubicle, low level wc & pedestal wash hand basin, extractor fan, tiled walls, heated towel rail.

#### Bedroom 3

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

#### Study

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

#### Bathroom

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

#### Second Floor Landing

Velux window, eaves storage, recessed down lights, doors to two further bedrooms.

#### Bedroom 4

Upvc double glazed windows to rear, radiator, power points, large storage cupboard, door to:

#### En-Suite

Velux window, shower cubicle, low level wc & pedestal wash hand basin, partly tiled walls, heated towel rail.

#### Bedroom 5

Upvc double glazed windows to side, radiator, power points., door to:

#### En-Suite

Velux window, shower cubicle, low level wc & pedestal wash hand basin, heated towel rail, partly tiled walls.

#### Outside

Outside - To the rear of the property, a beautiful mature garden is found. Enclosed with fenced borders, trees and hedgerows help to create a private and peaceful space. Patio and astro turfed areas provide help to provide ideal seating areas perfect for entertaining guests throughout the summer months. The other side of the property provides further outbuildings. Sliding doors provide access to a private and enclosed storage area with access from here provided to a boiler room providing the heating for the whole property. Attached to the back of the boiler room is an additional space benefitting from power and lighting that is currently utilised as a home gym. The front of the property benefits from an in and out driveway providing off-road parking for approximately five vehicles

#### Garage & Home Office

Garage & Home Office - Situated to the side of the property, a space tandem double garage is found. currently utilised as a workshop, the space can be converted to additional living space if required. To the back of the garage, an additional office space has been added complete with w.c and sink. The office overlooks and provides access to the rear garden.

#### Tenure

Freehold.

#### Services

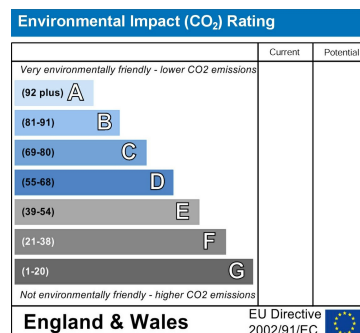
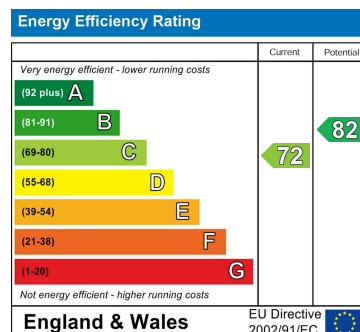
Mains water, gas, electricity & drainage.

#### Local Authority

Gloucester City 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 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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