



26 Munsley Grove

Matson, Gloucester, GL4 6LN

£265,000



Murdock & Wasley Estate Agents are delighted to present to the open market this extended four-bedroom semi-detached home, positioned within a cul-de-sac in a convenient and popular residential location.

Offering spacious and versatile accommodation throughout, the property is ideal for modern family living. The ground floor comprises a welcoming entrance hallway leading to a bright and generously sized open-plan kitchen/dining area, perfect for both everyday living and entertaining. This flows through to a versatile additional room (requiring completion), offering excellent potential for a variety of uses, alongside a separate comfortable lounge.

Upstairs, the property offers three well-proportioned bedrooms and a family bathroom.

Externally, the home benefits from an enclosed rear garden featuring a useful garden room, while to the front there is a driveway providing off-road parking.



Entrance Hallway

Accessed via composite door, radiator, tiled flooring, coving, stairs to first floor landing, understairs storage cupboard. Doors lead off:

Kitchen/ Diner

Range of base, wall and drawer mounted units. laminate worksurfaces, stainless steel sink unit with mixer tap over. Appliance points, power points, eye level double oven/ grill, five ring gas hob with extractor hood over. Space for fridge/freezer, washing machine and dining table. Central island, wall mounted radiators, wall panelling, inset ceiling spotlights, tiled flooring, two Velux roof lights, rear aspect upvc bi-folding doors leading to the garden. Door to:

Living Room

TV point, power points, wall mounted radiator, coving, front aspect upvc double glazed window.

Bedroom Four

To be completed. Font aspect upvc double glazed window.

En-Suite

To be completed. Rear aspect upvc double glazed window. Rear aspect composite door to garden.

Landing

Access to loft space, side aspect upvc double glazed window. Doors lead off:

Bedroom One

Power points, radiator, built in storage space, front aspect upvc double glazed window. Door leading to bedroom three.

Bedroom Two

Power points, radiator, built in storage, rear aspect upvc double glazed window.

Bedroom Three

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

Bathroom

Suite comprising low level wc, pedestal wash hand basin, panelled bath with shower off the mains. Fully tiled walls, heated towel rail, rear aspect upvc double glazed window.

Outside

To the front of the property is concrete driveway providing off road parking.

The rear of the property offers a generous sized patio perfect for outdoor entertaining and dining. The remainder of the garden is laid to lawn, fully enclosed by wooden fencing. Two Garden Rooms with fully fitted electrics and lighting with double glazing and insulated garden rooms.

Tenure

Freehold

Services

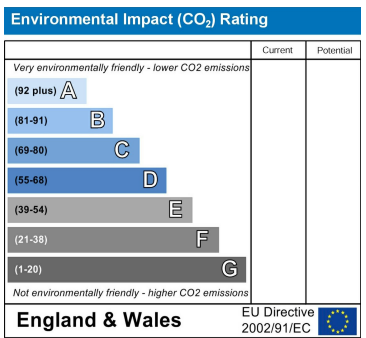
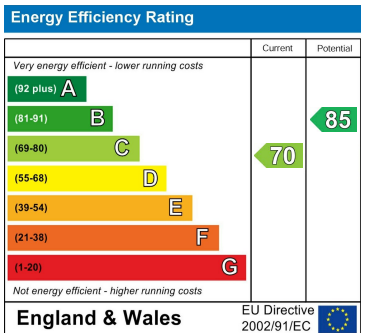
Mains water, gas, electricity and drainage.

Local Authority

Gloucester City Council
Council Tax Band: A

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.



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