Murdock & Wasley
ESTATE AGENTS

173 Bodiam Avenue

Tuffley, Gloucester, GL4 0TN

£375,000

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Murdock and Wasley are proud to present this beautifully extended four-bedroom semi-detached home offering an exceptional standard of living, perfectly suited for modern family life.

Immaculately presented throughout, the property has been thoughtfully enhanced to create a superb balance of space, style and functionality. The heart of the home is the stunning extended kitchen/dining/family room, designed for both everyday living and entertaining, featuring contemporary fittings and an abundance of natural light.

The ground floor further benefits from a spacious and elegantly finished lounge, offering a cosy yet refined retreat, alongside additional versatile space ideal for a home office or playroom.
Upstairs, four well-proportioned bedrooms provide comfortable accommodation for growing families, complemented by a stylish family bathroom and further modern conveniences.

Externally, the property continues to impress with a low maintenance rear garden, perfect for outdoor dining and relaxation, while off-road parking for ample vehicles adds further practicality.

This is a rare opportunity to acquire a truly turn-key home in a sought after residential location, where quality and attention to detail are evident throughout.

Entrance Hall
Accessed via upvc composite door, power points, radiator, stairs leading to first floor, doors lead to:

Office
Power points, radiator, inset ceiling spotlights, Laminate flooring, front aspect upvc double glazed window.

Lounge Diner
Power points, TV point, radiators, electric fireplace, space for dining table, front aspect upvc double glazed window, upvc double glazed bifold doors leading to rear garden.

Snug
Power points, TV point, Radiator, inset ceiling spotlights, laminate flooring, open plan leading to:

Kitchen
Range of base, wall and drawer mounted units, laminate flooring, roll top worksurfaces, one and a half bowl sink unit with drainer and mixer tap over. Appliance points, power points, integrated oven, integrated microwave, integrated dishwasher. Space for fridge freezer, radiator, inset ceiling spotlights. Island with electric four ring hob and extractor hood over, integrated wine fridge.. Rear aspect upvc double glazed window, Upvc double glazed bifold doors leading to garden, door leading to:

WC/ Utility Room
Power points, radiator, space for washing machine and drier.
Low level WC, pedestal wash hand basin, side aspect upvc double glazed window.

Bedroom One
Power points, radiator, built in storage cupboards, front aspect upvc double glazed window.

Bedroom Two
Power points, radiator, rear aspect upvc double glazed window.

Bedroom Three
Power points, radiator, rear aspect upvc double glazed window.

Bedroom Four
Power points, radiator, built in storage cupboard, front aspect upvc double glazed window.

Bathroom
Suite comprising free standing bath with mixer tap and shower off the mains over, step in shower cubicle with electric shower, hand wash basin with mixer taps over and storage below, low level WC, heated towel rail, inset ceiling spotlights, tiled flooring, tiled walls. Side aspect upvc double glazed frosted window.

Outside
To the front of the property is a block paved driveway providing parking for multiple vehicles.

The property boasts an impressive, beautifully landscaped rear garden, designed with both entertaining and low-maintenance living in mind. A generous patio area provides the perfect space for outdoor dining and socialising, seamlessly flowing from the rear of the property via bifold doors.
Beyond, the garden opens up to an extensive lawn laid with artificial turf, offering a fantastic space for families, children and summer gatherings. Fully enclosed by fencing, the garden enjoys a high degree of privacy, creating a safe and secure environment. To the rear, a useful outbuilding sits on a hardstanding decking base.

This superb outdoor space perfectly complements the home, offering a rare combination of size, style and practicality.

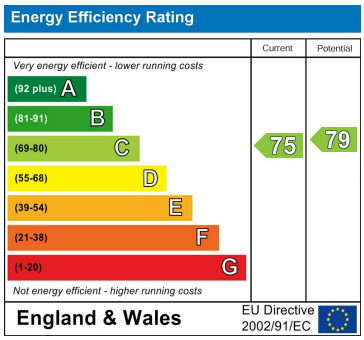
Agents Note
We have been advised that this property flooded in July 2007 due to Storm Drains being blocked and flood gates not being opened.

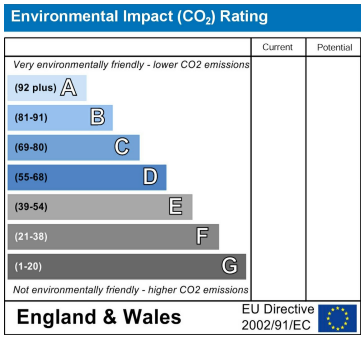
Tenure
Freehold

Local Authority
Gloucester City Council:
Council Tax Band C

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.





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To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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