



44 Barnwood Avenue

Barnwood, Gloucester, GL4 3AH

£387,500



Discover the charm of this stunning three-bedroom extended family home, ideally situated in the highly sought-after Barnwood Avenue. Boasting a thoughtfully designed single-storey extension, this residence offers a truly special open-plan living area that sets it apart.

From the moment you step inside, you'll be captivated by the seamless flow and modern elegance of this home. The single-storey extension adds a spacious and inviting atmosphere, perfect for both relaxation and entertaining.

For those seeking a property where no work is needed, this home is the perfect fit. Move in directly and start enjoying the comfort and convenience of modern living without delay.



Entrance Hallway 15'10" x 6'9" (4.85 x 2.06)

Approached via Upvc composite front door, radiator, power points, recessed down lights, stairs to first floor, doors to cloakroom, lounge & open plan kitchen/diner/family area.

Cloakroom 4'9" x 3'7" (1.46 x 1.11)

Single glazed window to side, low level wc & pedestal wash hand basin, towel rail.

Lounge 14'10" x 12'7" (4.53 x 3.84)

Upvc double glazed box bay window to front, television point, radiator, power points, laminate flooring.

Open Plan Kitchen/Family Area 18'2" x 10'2" (5.55 x 3.12)

Upvc double glazed windows & french doors to rear, two velux windows, eye & base level units with roll edge work tops, sink/drainer, electric double oven with separate gas hob & hood, space for appliances, radiator, power points, television point, opening to:

Dining Area 12'11" x 11'0" (3.96 x 3.36)

Laminate flooring, radiator, power points.

First Floor Landing 7'9" x 3'7" (2.38 x 1.10)

Upvc frosted double glazed window to side, access to loft via hatch, doors to all rooms.

Bedroom 1 12'7" x 11'2" (3.85 x 3.42)

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

Bedroom 2 13'1" x 11'0" (3.99 x 3.37)

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

Bedroom 3 7'9" x 6'9" (2.37 x 2.06)

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

Bathroom 9'8" x 8'3" (2.96 x 2.52)

Upvc frosted double glazed window to rear, four piece suite comprising of corner bath, shower cubicle, low level wc & pedestal wash hand basin, tiled walls, recessed down lights & heated towel rail.

Rear Garden

A fantastic size garden which is partly paved with an area laid to lawn, cold water tap, door to:

Garage/Workshop

Power & lighting.

Tenure

Freehold.

Local Authority

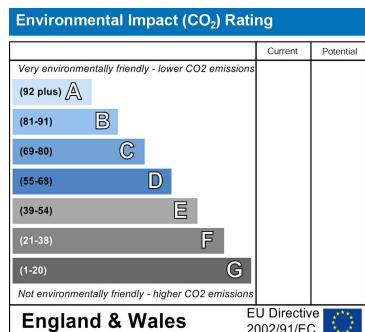
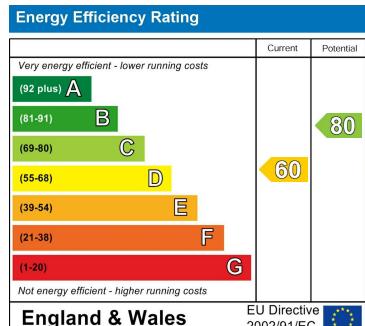
Gloucester City Council- Band C

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.



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 fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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