



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/drain, 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

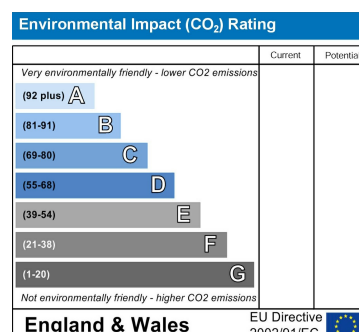
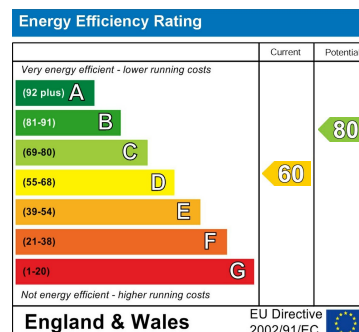
Gloucester City Council- Band C

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.



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