Murdock & Wasley
ESTATE AGENTS



90B Cheltenham Road

Gloucester, GL2 0LX

Offers in excess of £625,000

4 | 2 | 2 | D

Murdock & Wasley Estate Agents are delighted to present this extended four-bedroom detached family home, occupying a highly sought-after position close to outstanding local schools, excellent transport links, and a wealth of everyday amenities.

Offered to the market with no onward chain, this superb family home has been thoughtfully extended to provide spacious and versatile accommodation throughout. The heart of the home is the impressive open-plan kitchen/family room, perfectly designed for modern living and entertaining, with doors opening onto the generous south-facing rear garden. The ground floor also benefits from a separate reception room and a double bedroom with en-suite, ideal for guests or multi-generational living.

Upstairs, there are three further well-proportioned bedrooms, all served by a family bathroom, making this an ideal home for growing families seeking space, flexibility, and a prime location.







Entrance Hall
Access via composite double glazed door, power points, radiator, original tiled flooring, picture rail, stairs to first floor landing, under stairs storage cupboard. Doors lead off:

Cloakroom
Low level wc, wall mounted wash hand basin, vinyl flooring, side aspect upvc double glazed window.

Open Plan Kitchen/ Living Area
Range of base, wall and drawer mounted units, solid Oak worksurfaces, Belfast sink with mixer tap over. Appliance points, power points, Rangemaster cooker with extractor hood over, space for American fridge/ freezer, integral dishwasher, space for dining table. Underfloor heating, inset ceiling spotlights, roof lantern, Tv point, rear aspect bi-folding doors opening to the garden.

Lounge
Tv point, power points, radiator, feature fireplace, picture rail, front aspect upvc double glazed bay window with shutters.

Utility
Range of base and wall mounted units, laminate worksurfaces, ceramic sink unit with mixer tap over. Appliance points, power points, space for washing machine, Worcester gas fired combination boiler, inset ceiling spotlights, side aspect upvc double glazed window. Door to:

Bedroom Four
Power points, two radiators, inset ceiling spotlights, front aspect upvc double glazed French doors and rear aspect upvc double glazed door to garden. Door to:

En-Suite
Suite comprising step-in shower cubicle with electric shower, low level wc, vanity wash hand basin with mixer tap over and storage below. Radiator, vinyl flooring, rear aspect upvc double glazed window.

Landing
Side aspect upvc double glazed window, access to loft space. Doors lead off:

Bedroom One
Power points, radiator, built in wardrobes, picture rail, front aspect upvc double glazed window.

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

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

Bathroom
Suite comprising L shaped bath with shower off the mains over, low level wc, vanity wash hand basin with mixer tap over and storage below. Heated towel rail, shaver point, partly tiled walls, inset ceiling spotlights, front aspect upvc double glazed window.

Outside
Set back from the road behind an attractive frontage, the property makes an immediate impression with its handsome detached façade and excellent kerb appeal. A generous block-paved driveway, complemented by a gravelled parking area, provides ample off-road parking for multiple vehicles and leads to the front entrance and gated side access. Enclosed by quality timber fencing and gates, the frontage offers a welcoming approach while providing an added sense of privacy and security.

To the rear of the property is a generous, south-facing rear garden offering all-day sunshine, perfect for outdoor entertaining and family life. The expansive lawn provides plenty of space for children to play, complemented by a substantial timber play area, while the large paved terrace creates an ideal setting for al fresco dining and relaxing. With mature hedging providing a good degree of privacy and seamless access to the contemporary open-plan kitchen via bi-fold doors, this is a superb outdoor space to enjoy throughout the year.

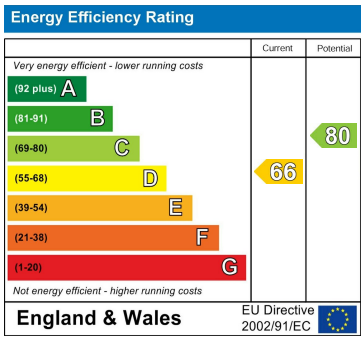
Tenure
Freehold

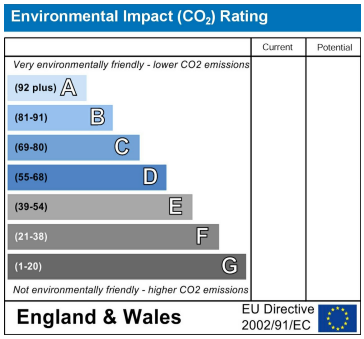
Local Authority
Gloucester City Council
Council Tax Band: F

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.







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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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

10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW email:office@mwea.co.uk

GLOUCESTER **01452 682952** **WWW.MWEA.CO.UK**

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at 10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW

rightmove The Property Ombudsman