



13 Windermere Road

Gloucester, GL2 0NH

£425,000



Murdock & Wasley Estate Agents are pleased to present this immaculately presented and extended three bedroom semi-detached house. Situated in a highly sought-after area, it offers convenient access to top-performing grammar schools and excellent transport links.

This property boasts a perfect blend of modern living with a spacious open plan kitchen/diner with a separate sitting room and lounge on the ground floor. Additionally there is a beautifully landscaped rear garden, ideal for relaxing or entertaining, along with a driveway offering convenient off-road parking.

We feel this property will be highly desirable and advise scheduling an early appointment to avoid missing out on this fantastic opportunity.



Entrance Hall

Accessed via composite double glazed door, power points, stairs to first floor landing, understairs storage cupboard, inset ceiling spotlights, karndean flooring, front aspect upvc double glazed window. Doors lead off:

Cloakroom

Low level wc, wall mounted wash hand basin with mixer tap over, partly tiled walls, karndean flooring, inset ceiling spotlights.

Kitchen/ Diner

Range of base, wall and drawer mounted units, Quartz worksurfaces, ceramic sink unit with hot water tap. Appliance points, power points, eye level double oven/grill, four ring induction hob. Integral dishwasher and fridge/freezer, island with seating, space for dining table. Glass decorative cabinets, partly tiled walls, inset ceiling spotlights, karndean flooring, upvc double glazed skylight and rear aspect bi-folding doors with integral blinds leading to the garden. Doors lead off:

Utility Room

Range of base and wall mounted units, quartz worksurface, sink unit with mixer tap over. Appliance points, power points, space for washing machine and tumble drier. Worcester gas fired combination boiler, inset ceiling spotlights, karndean flooring, rear aspect upvc double glazed window.

Sitting Room

Tv point, power points, radiator, karndean flooring. Door to:

Lounge

Tv point, power points, radiator, feature fireplace, bespoke shelving units with lighting and storage below, front aspect upvc double glazed bay window.

Landing

Inset ceiling spotlights. Doors lead off:

Bedroom One

Tv point, power points, radiator, built in wardrobe, front aspect upvc double glazed window.

Bedroom Two

Power points, radiator, built in wardrobe, access to loft space via hatch, rear aspect upvc double glazed window,

Bedroom Three

Power points, radiator, decorative wall panelling, rear aspect upvc double glazed window.

Bathroom

Suite comprising, low level wc, freestanding bath, step in shower cubicle with shower off the mains, vanity wash hand basin with storage below and mixer tap over. Partly tiled walls, heated towel rail, inset ceiling spotlights, front aspect frosted upvc double glazed window.

Outside

To the front of the property, a gravel driveway provides off road parking which leads to the front covered porch.

At the rear, a stunning flagstone patio provides an ideal space for entertaining or relaxing, with steps gently descending to a meticulously maintained garden. The garden is adorned with beautifully manicured flower beds, adding vibrant colour and character. At the far end of the garden, a delightful additional patio area sits beneath a pergola, offering a serene spot for outdoor seating and alfresco dining.

Tenure

Freehold.

Local Authority

Gloucester City Council

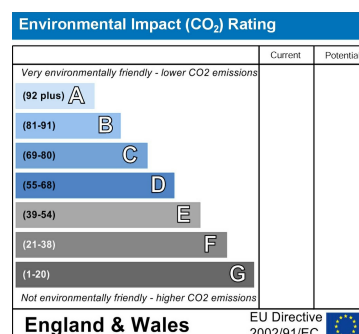
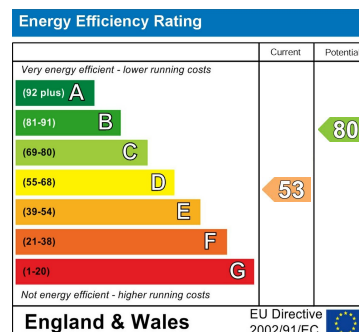
Council Tax Band : B

Services

Mains water, gas, electricity and drainage.

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.



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

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