Murdock & Wasley
ESTATE AGENTS

41 Marlstone Close

Gloucester, GL4 6ES

£405,000

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Situated on the doorstep of Gloucester Golf Club, the Gloucester Ski & Snowboard Centre, and a range of fantastic recreational areas, this beautifully presented four double bedroom detached home offers the perfect blend of location, style, and space.
Finished to an exceptional standard throughout, the property boasts modern open-plan living, making it ideal for both family life and entertaining. With generous room sizes and a high-quality finish across both floors, this home provides everything a growing family could wish for.

Entrance Hallway
Accessed via a composite front door, the entrance hall features laminate wood flooring, radiator, and recessed downlights. Stairs lead to the first floor with useful under-stairs storage, with doors providing access to the cloakroom and the open-plan kitchen/diner/family room, along with an opening leading to utility.

Cloakroom
UPVC frosted double glazed window to the side, low-level WC and pedestal wash hand basin, radiator, laminate flooring, and fuse panel.

Utility
Double glazed door to the side, base level units with roll-edge worktops, sink and drainer, space and plumbing for a washing machine, wall-mounted combination boiler, and power points.

Open Plan Kitchen/ Diner/ Lounge
UPVC double glazed windows to both the front and rear, with UPVC double glazed French doors to the rear. Fitted with eye and base level units with roll-edge worktops, sink and drainer, electric double oven with separate induction hob and hood, breakfast bar, and built-in dishwasher. Additional features include two radiators, television point, power points, laminate flooring, and an area laid to carpet.

First Floor Landing
Access to loft via hatch, airing cupboard, doors to all rooms.

Bedroom 1
Upvc double glazed windows to rear, radiator, power points, television point, door to:

En-Suite
Shower cubicle, low level wc & pedestal wash hand basin, heated towel rail, laminate flooring, extractor fan.

Bedroom 2
Upvc double glazed windows to front, radiator, power points, built in wardrobes.

Bedroom 3
Upvc double glazed windows to front, radiator, power points, stairs leading to a small secret play room.

Bedroom 4
Upvc double glazed windows to rear, radiator, power points.

Bathroom
Upvc frosted double glazed windows to side, panelled bath with shower over, low level wc & pedestal wash hand basin, heated towel rail, partly tiled walls.

Rear Garden
A beautifully maintained garden, partly paved with an area laid to lawn. The garden also features a play area surrounded by woodchip, gated side access, and a door leading to the converted garage.

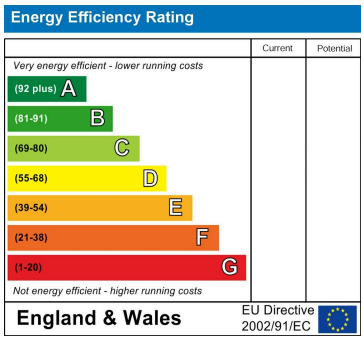
Office/ Converted Garage
Accessed via a door, with power and lighting, loft hatch, and door leading to additional storage.

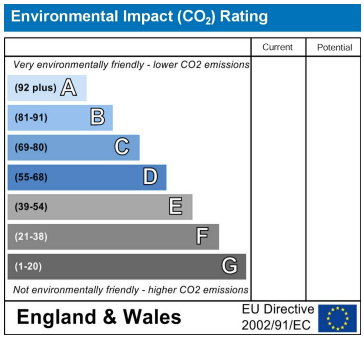
Tenure
Freehold.

Services
Mains water, gas, electricity & drainage.

Local Authority
Gloucester City Council- Band D

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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