



20 Sealand Way Kingsway

Quedgeley, Gloucester, GL2 2FP

Offers over £375,000



Murdock and Wasley are proud to present this exceptional four-bedroom detached family home, ideally situated on the sought after Sealand Way in Gloucester. Beautifully appointed throughout, this impressive home offers spacious and versatile accommodation, perfectly suited to modern family life.

Situated in a desirable residential location with excellent access to local amenities, schools and convenient transport links, this outstanding home combines, comfort and quality.



Entrance Hall

Accessed via composite door, power points, stairs to first floor landing, doors leading to:

Lounge

TV point, power points, radiators, front aspect UPVC double glazed window, rear aspect UPVC french doors to garden.

Dining Room

Power points, radiator, front aspect UPVC double glazed window.

WC

Low level WC, wash hand basin with mixer tap above and storage below, radiator, partly tiled walls.

Kitchen

Range of base, wall and drawer mounted units, one and a half sink bowl unit with drainer and mixer tap over, appliance points, power points, integrated oven with four ring gas hob and extractor hood over, integrated dishwasher and fridge freezer, Island with extra storage units and integrated wine fridge. Radiator, partly tiled walls, rear aspect upvc double glazed window, side aspect upvc door leading to rear garden.

Utility

Power points, radiator, space for washing machine, side aspect upvc double glazed door leading to drive.

Bedroom One

TV point, power points, fitted wardrobes, radiator, rear aspect upvc double glazed window, door leading to:

En Suite

Suite comprising, low level WC, wash hand basin with mixer tap, built in storage units, step in shower cubicle with shower off the mains over, heated towel rail, fully tiled walls, inset ceiling spotlights, LED strip lights along the ceiling, side aspect upvc frosted window.

Bedroom Two

TV point, power points, radiator, rear aspect upvc double glazed window.

Bedroom Three

TV point, Power points, front aspect upvc double glazed window.

Bedroom Four

TV point, power points, front aspect upvc double glazed window.

Outside

To the rear of the property you'll find an enclosed garden with decking area, ideal for out door furniture and relaxation, this steps down to a level lawn bordered by decorative stone pathway and raised flower beds.

A wooden gate provides access to the garage which is accessed via an up and over door. In front of the garage you will find parking for two vehicles.

Tenure

Freehold

Local Authority

Gloucester City Council:
Council Tax Band E

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.

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

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