



36 Windfall Way

Elmbridge, Gloucester, GL2 0RP

£350,000



MURDOCK & WASLEY ESTATE AGENTS are delighted to welcome to the open market this wonderful size, detached three bedroom home built by Redrow Homes in 2005. Bought from new by the current owner this property is much loved throughout & offers a perfect amount of living space for all growing families.

Windfall Way is located off Elmbridge Road which is perfectly positioned within close proximity to some of the counties best primary and grammar schools like Sir Thomas Rich's School, Denmark Road High School, Elmbridge Primary School naming a few. On the ground floor we have: Entrance hallway, cloakroom, lounge, dining room & kitchen. Upstairs are three double bedrooms, en-suite & a further bathroom.

Outside is as impressive with gardens to both the rear & side. With a garage & parking space directly to the front of the property also included.



Entrance Hallway

Approached via Upvc double glazed front door, Upvc double glazed window to side, radiator, power points, stairs leading to first floor with storage space. Doors to cloakroom, lounge & kitchen.

Cloakroom

Upvc frosted double glazed window to front, low level wc & pedestal wash hand basin.

Kitchen 12'4 x 9'3 (3.76m x 2.82m)

Upvc double glazed windows to rear & door to side, eye & base level units with roll edge work surfaces, sink/drainer, electric oven with gas hob & hood, space for fridge/freezer & plumbing available for the washing machine. partly tiled walls, radiator, door to:

Dining Room 11'0 x 9'2 (3.35m x 2.79m)

Upvc double glazed sliding doors to rear, radiator, power points, laminate flooring, opening to:

Lounge 15'7 x 11'1 (4.75m x 3.38m)

Upvc double glazed windows to front, television point, power points, radiator, coving, opening to dining room.

First Floor Landing

Upvc double glazed window to side, radiator, airing cupboard, access to loft via hatch, doors to all rooms.

Bedroom 1 13'0 x 11'4 (3.96m x 3.45m)

Upvc double glazed windows to front, radiator, power points, radiator, double built in wardrobes, door to:

En-Suite

Upvc frosted double glazed window to side, shower cubicle, low level wc & pedestal wash hand basin, radiator, shaver point.

Bedroom 2 11'2 x 10'2 (3.40m x 3.10m)

Upvc double glazed windows to rear, radiator, power points, built in wardrobes.

Bedroom 3 13'2 x 7'3 (4.01m x 2.21m)

Upvc double glazed windows to rear, radiator, power points, built in wardrobes.

Bathroom

Upvc frosted double glazed window to front, panelled bath with shower over, low level wc & pedestal wash hand basin, partly tiled walls, radiator.

Outside

Gardens to both side & rear with a mature trees. Gated side access, cold water tap.

Garage

Up & over door with power & lighting.

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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