Murdock & Wasley
ESTATE AGENTS



4 Churchill Drive

Innsworth, Gloucester, GL3 1FP

Offers over £330,000

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Murdock and Wasley Estate Agents are delighted to bring to the market this beautifully presented three bedroom semi-detached family home. Built in 2022 by Taylor Wimpey, this modern property occupies a popular residential location within close proximity to highly regarded schools and a wide range of local amenities, making it an excellent choice for modern family living.

Offering spacious and thoughtfully designed accommodation throughout, the property combines contemporary style with a practical layout. The open plan kitchen diner provides a versatile area for everyday family life and entertaining, complemented by a separate lounge and convenient downstairs cloakroom. The well-proportioned accommodation continues to three bedrooms, with the master bedroom benefiting from a private en-suite, alongside a family bathroom.

Externally, the property benefits from a beautifully maintained and low-maintenance enclosed rear garden, providing a private outdoor space to enjoy, together with a garage and off-road parking.

Call To View: 01452 682 952







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

Living Room
Tv Point, Power points, radiator, front aspect upvc double glazed window.

Kitchen Diner
Range of base, drawer and wall mounted units, laminate worksurfaces, one and a half bowl sink unit with mixer tap over and drainer, Appliance points, power points, eye level double over/grill, four ring gas hob with extractor hood over, integral dishwasher, space for dining table and chairs, radiator, rear aspect upvc double glazed window, upvc double glazed patio doors leading to rear garden, doors leading to storage cupboard and WC.

WC
Low level wc, pedestal wash hand basin with mixer tap over, tiled splashback, radiator.

Bedroom One
Tv point, Power points, radiator, front aspect upvc double glazed window, Door to:

En Suite
Suite comprising shower cubicle with shower off the mains over, low level wc, vanity wash hand basin with mixer tap over, tiled splashback, heated towel rail, forsted upvc double glazed window.

Bedroom Two
Power points, radiator, rear aspect upvc double glazed windows.

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

Bathroom
Suite comprising panelled bath with shower off the mains over, low level wc, pedestal wash hand basin with mixer tap over. Partly tiled walls, radiator.

Outside
To the front, the property benefits from an attractive approach with established planting and a pathway leading to the main entrance. A driveway to the side provides off-road parking and leads to a detached garage, offering excellent additional parking and storage.

To the rear is a generously sized enclosed garden, predominantly laid to lawn and bordered by timber fencing, providing a secure and private outdoor space. A paved patio adjoining the property offers an ideal spot for outdoor seating and entertaining, while the garden itself provides plenty of scope for further landscaping to create a fantastic family-friendly outside space.

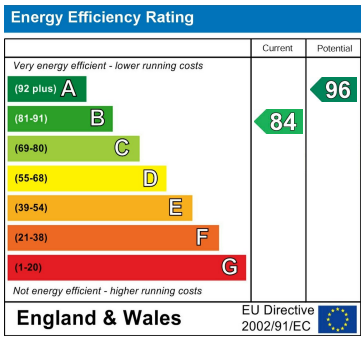
Tenure and Charges
Freehold

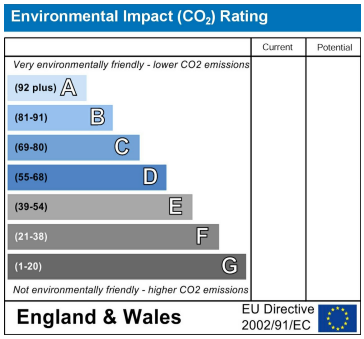
Estate Management Fee Circa £185 Per Annum

Local Authority
Tewkesbury Borough Council
Council Tax Band C

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.

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

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