



3 Saw Mills End

Barnwood, Gloucester, GL4 3BN

£395,000



We are delighted to present this deceptively spacious and immaculately presented four bedroom family home, ideally positioned on a small and desirable development in Barnwood.

Upgraded to a high standard throughout, this exceptional home offers stylish and versatile living space perfect for modern family life.

The ground floor comprises a generous entrance hallway, cloakroom, a cosy lounge to the front, and a truly breathtaking open-plan kitchen/dining/family area to the rear, complete with bi-fold doors opening onto the garden — creating the perfect space for entertaining and everyday living.

The first floor offers two double bedrooms, including a master bedroom with en-suite, while the second floor provides two further double bedrooms and a spacious family bathroom.

Externally, the property boasts a south-facing rear garden, ideal for enjoying the sun, along with off-road parking for three vehicles, an ev charging point and a garage with light and power.



Entrance Hall

Accessed via upvc double glazed door, power points, wall mounted radiator, built in under stairs storage, tiled flooring, stairs to first floor landing. Doors lead off:

Utility

Power points, space for washing/drying machine, front aspect upvc double glazed door.

Lounge

Television point, data point, power points, wall mounted radiator, engineered oak flooring, custom built wooden shutters, front aspect upvc double glazed window.

Wash Cloakroom

Suite comprising low level wc, pedestal wash hand basin with mixer taps over, wall mounted radiator, tiled flooring, side aspect frosted upvc double glazed window.

Kitchen / Breakfast Area

Range of base, drawer and wall mounted units, inset sink unit with mixer tap over, wooden worksurfaces. Appliance points, power points, eye level double oven/grill, five ring gas hob with extractor hood over. Integral dishwasher, space for large fridge/freezer. Breakfast bar with wooden worktops and storage below. Wall mounted radiator, tiled flooring, opening and door leads off:

Dining / Family Area

Television point, power points, wall mounted column radiator, engineered oak flooring, inset ceiling spotlights, rear aspect roof lights, rear aspect bi folding doors, with integrated blinds, leading to the garden.

Landing

Power points, wall mounted radiator, door to airing cupboard, front aspect upvc double glazed window, stairs to second floor landing. Doors lead off:

Bedroom One

Television point, power points, wall mounted radiator, space for wardrobe, rear aspect upvc double glazed window. Door leads off:

Ensuite

Suite comprising low level wc, pedestal wash hand basin with taps over, step in cubicle with shower over, partly tiled walls, wall mounted radiator, tiled flooring, side aspect upvc double glazed window.

Bedroom Four

Power points, wall mounted radiator, front aspect upvc double glazed window.

Second Floor Landing

Access to loft via hatch, wall mounted radiator, door to airing cupboard, side aspect upvc double glazed window. Doors lead off:

Bedroom Two

Power points, wall mounted radiator, front aspect upvc double glazed window.

Bedroom Three

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

Bathroom

Suite comprising low level wc, pedestal wash hand basin with mixer tap over, panelled with taps and shower over, wall mounted radiator, partly tiled walls, tiled flooring, rear aspect roof light.

Garage

Access via up'n'over door with power, lighting & an EV charging point.

Outside

To the front of the property a flagstone path divides a garden laid to lawn whilst enclosed by low level railings and hedgerow.

To the rear of the property inset hard wood decking leads down to a garden laid to lawn. A porcelain slab path leads down to a patio providing space for garden furniture. The garden is enclosed by wooden fencing and a wooden gate provides rear access that leads to the garage and parking. The property also additionally benefits from a gravelled area adjacent to the off road parking

Tenure

Freehold.

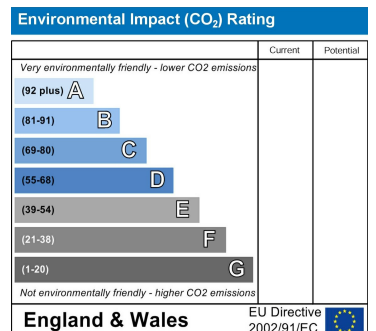
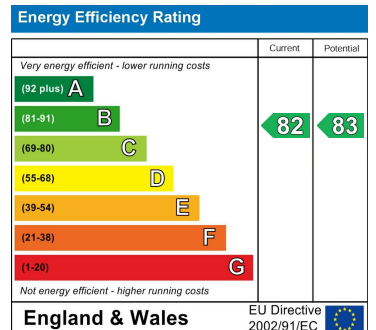
Local Authority

Gloucester City Council

Tax 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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