



## 59 Wellsprings Road

Gloucester, GL2 0NJ

**£425,000**



Murdock & Wasley Estate Agents are thrilled to present this extended three bedroom semi-detached house to the market. Situated in a highly sought-after area, the property is conveniently close to top-performing schools and local amenities, making it the perfect choice for families.

Boasting an abundance of space, this home offers an ideal layout for contemporary family living. At its heart is an impressive open plan kitchen, dining, and family area, creating a seamless flow for both everyday life and entertaining. Additional features include a utility room, a downstairs shower room, and three well-proportioned bedrooms.

Outside, the large enclosed rear garden features a brick-built bar, perfect for hosting gatherings, while the front driveway provides off-road parking for added convenience.





### Entrance Hall

Accessed via upvc double glazed door, power points, radiator, stairs to first floor landing, side aspect upvc double glazed window. Doors lead off:

### Lounge

Tv point, power points, radiator, feature fireplace, alcove storage with feature lighting, front aspect upvc double glazed bay window.

### Dining Area

Power points, radiator, space for dining table and chairs. Opening to:

### Kitchen/Family Room

Range of base, drawer and wall mounted units, Quartz worksurfaces, one and a half bowl sink unit with mixer tap over. Appliance points, power points, integral cooker, four ring gas hob with extractor hood over, dishwasher, space for American fridge/freezer. Island with Quartz worksurface, power sockets and storage below, partly tiled walls, two radiators, inset ceiling spotlights, two skylights, rear aspect upvc double glazed window and bi-folding door leading to the garden.

### Utility

Base and wall mounted units, single sink unit with mixer tap over, laminate worksurfaces. Power points, space for washing machine, inset ceiling spotlights, rear aspect upvc frosted double glazed door. Door to:

### Shower Room

Suite comprising single step in shower cubicle with shower off the mains over, low level wc, vanity wash hand basin with storage below, heated towel rail, inset ceiling spotlights.

### Landing

Power points, side aspect upvc double glazed window. Doors lead off:

### Bedroom One

Power points, radiator, front aspect upvc double glazed bay window.

### Bedroom Two

Power points, radiator, access to loft space, rear aspect upvc double glazed window.

### Bedroom Three

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

### Bathroom

Suite comprising panelled bath with shower off the mains over, low level wc, vanity wash hand basin with storage below. Fully tiled walls, recessed shelf, heated towel rail, rear aspect upvc frosted double glazed window.

### Outside

At the front of the property there is a block-paved driveway providing off road parking for two vehicles which leads to the front porch. Additionally, there is a wooden gate which leads to the rear garden.

To the rear of the property is a spacious enclosed garden featuring a patio area, perfect for outdoor furniture. This leads onto a flat lawn that extends to a low-maintenance artificial grass section, ideal for a children's play area, bordered by a gravel pathway and mature shrubs. Additionally, a brick-built bar, complete with an air conditioning unit, offers an excellent space for social gatherings and entertaining.

### Local Authority

Gloucester City Council.

Council Tax Band: C

### Tenure

Freehold.

### Services

Mains water, gas, drainage and electricity.

### 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.



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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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