



1 New Dawn View

Gloucester, GL1 5PJ

£550,000



We are delighted to present this beautifully maintained and spacious five-bedroom detached residence, tucked away off a private and highly desirable no-through road. Offering both privacy and elegance, this stunning home is ideal for growing families in search of their forever home.

The internal living accommodation set over three floors comprises of: Entrance hallway, cloakroom, two reception rooms, open plan kitchen/diner & utility. On the first floor are three double bedrooms, en-suite & family bathroom. On the top floor we have two further double bedrooms & shower room.

Outside to the rear we have an enclosed garden with double garage & ample parking to front.



Entrance Hallway 14'7 x 7'1 (4.45m x 2.16m)

Approached via double glazed front door, tiled flooring, power points, radiator, stairs leading to first floor with under stairs storage cupboard. Doors to both reception rooms, cloakroom & open plan kitchen/diner.

Cloakroom 6'6 x 2'9 (1.98m x 0.84m)

Low level wc & pedestal wash hand basin, tiled flooring, towel rail, partly tiled walls.

Lounge 14'7 x 12'0 (4.45m x 3.66m)

Upvc double glazed windows to front, television point, radiator, power points.

Play Room/ Second Reception Room 10'11 x 8'9 (3.33m x 2.67m)

Upvc double glazed windows to front, radiator, power points.

Open Plan Kitchen/Diner 27'9 x 9'6 (8.46m x 2.90m)

Upvc double glazed windows & sliding doors to rear, eye & base level units with roll edge work tops, sink/drain, electric oven with separate induction hob & hood, integral microwave, space for further appliances, tiled flooring, radiator, power points. Door to:

Utility Room 7'4 x 3'6 (2.24m x 1.07m)

Double glazed door to side, base level units with roll edge work tops, space & plumbing for appliances, tiled flooring.

First Floor Landing 18'2 x 6'0 (5.54m x 1.83m)

Upvc double glazed window to front, stairs leading to second floor, radiator, power points.

Bedroom 18'0 x 12'0 (5.49m x 3.66m)

Upvc double glazed windows to front, two radiator, power points, built in large storage cupboard, door through to:

En-Suite 9'1 x 5'5 (2.77m x 1.65m)

Upvc frosted double glazed windows to rear, shower cubicle, low level wc & pedestal wash hand basin, shaver point, partly tiled walls, recessed down lights, heated towel rail.

Bedroom 13'8 x 9'2 (4.17m x 2.79m)

Upvc double glazed windows to rear, radiator, power points, door to:

Bathroom 8'11 x 5'6 (2.72m x 1.68m)

Upvc frosted double glazed windows to rear, panelled bath with shower over, low level wc & pedestal wash hand basin, shaver point, partly tiled walls.

Bedroom 10'7 x 9'1 (3.23m x 2.77m)

Upvc double glazed windows to front, radiator, power points.

Second Floor Landing 4'4 x 3'5 (1.32m x 1.04m)

Doors to two further bedrooms & shower room.

Bedroom 15'10 x 11'10 (4.83m x 3.61m)

Upvc double glazed window to front, two radiators, power points, eaves storage.

Bedroom 15'11 x 10'8 (4.85m x 3.25m)

Upvc double glazed window to front, radiator, power points.

Shower Room 7'9 x 6'6 (2.36m x 1.98m)

Velux window to rear, shower cubicle, low level wc & pedestal wash hand basin, heated towel rail, shaver point, partly tiled walls.

Rear Garden

An enclosed area which is partly paved, mainly laid to lawn with a raised decking area, cold water tap, gated side access.

Double Garage

Up & over door with power & lighting.

Tenure

Freehold.

Services

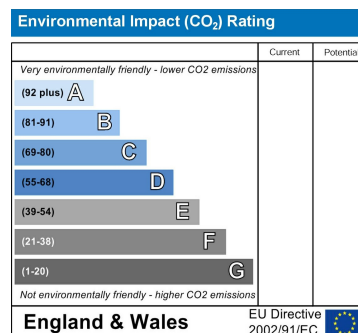
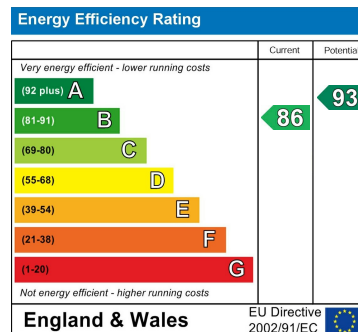
Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- Band F

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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