



3 Grovelands

Barnwood, Gloucester, GL4 3JF

Offers in excess of £635,000



We are delighted to present to the open market, for the first time in over 30 years, this much-loved detached family home, positioned in one of Barnwood's most desirable leafy cul-de-sac settings. Perfectly situated within easy reach of the acclaimed Barnwood Arboretum and a selection of highly regarded local schools, this property offers a rare opportunity for families looking to settle in this sought-after location.



Entrance Hallway

Approached via a Upvc double glazed front door, the entrance hall features a radiator, power points, central heating thermostat, large storage cupboard and additional under stairs storage space. Stairs lead to the first floor with doors providing access to the cloakroom, study, lounge, dining room and kitchen.

Cloakroom

Upvc frosted double glazed window to side, low-level WC, wall & base units, pedestal wash hand basin, radiator, towel rail, and partly tiled walls.

Lounge

Upvc double glazed windows to front and UPVC double glazed bi-fold doors to rear, television point, two radiators, power points, and feature gas fireplace

Dining Room

Light floods in through the UPVC double glazed bi-fold doors to the rear, with a radiator and ample power points also provided.

Kitchen

Upvc double glazed windows to the rear and door to side. The kitchen is fitted with a range of eye and base level units with roll edge worktops, sink/drain, built in fridge, water filter, electric oven with gas hob and hood, and space for further appliances. Cupboard housing the boiler, power points, partly tiled walls, radiator, and door leading to the utility room.

Utility Room

Upvc double glazed door to rear and windows to side, PVC roof, sink/drain, plumbing and space for washing machine and tumble dryer, power points, with door leading to the double garage.

Study

Triple glazed windows to front & side, radiator, internet access, power points.

First Floor Landing

A bright landing with Upvc double glazed windows to the front, loft access via hatch, airing cupboard, and doors leading to all bedrooms and bathroom

Bedroom 1

Upvc double glazed windows to rear, radiator, power points, built-in wardrobes, recessed downlights, and door leading to

En-Suite

A modern en-suite with Upvc frosted window to the side, shower cubicle, low-level WC, vanity wash hand basin, partly tiled walls, heated towel rail, shaver point, and recessed downlights

Bedroom 2

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

Bedroom 3

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

Bedroom 4

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

Bathroom

Upvc frosted double glazed window to side, panelled jacuzzi bath with shower over, low-level WC, pedestal wash hand basin, partly tiled walls, heated towel rail, and radiator.

Rear Garden

A private and enclosed garden, partly paved with a lawned area, mature trees, storage shed, cold water tap & illuminated water feature, and gated side access – perfect for outdoor entertaining or family use.

Double Garage

Electric up & over door. Power & lighting.

To The Front

A private driveway offering ample parking with type 2 charging point for electric vehicle. A beautifully maintained lawn and water feature creating a welcoming entrance to the home.

Tenure

Freehold.

Services

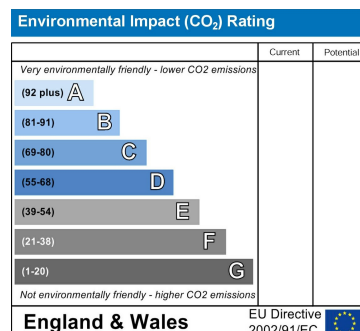
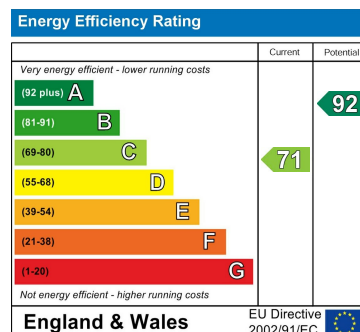
Mains water, gas, electricity, drainage & solar panels (which are owned)

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.

To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW email:office@mwea.co.uk

GLoucester 01452 682952 WWW.MWEA.CO.UK

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at 10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW

