Murdock & Wasley
ESTATE AGENTS

94 Tuffley Lane

Tuffley, Gloucester, GL4 0DU

£425,000

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Murdock & Wasley Estate Agents are proud to present this immaculately finished three double bedroom detached bungalow, offered to the market with no onward chain. Set in a popular and convenient location, the property offers generously proportioned living space, stylish interiors throughout, and an impressive enclosed rear garden extending over 140ft.

Entrance Hall
Accessed via composite double glazed door. Power points, two radiators, inset ceiling spotlights. laminate flooring, access to fully boarded and insulated loft space with a pull down ladder. Doors lead off:

Kitchen/ Diner 20'4" x 10'0" (6.20m x 3.05m)
A range of base, drawer and wall mounted units, roll edge worktop, eye level AEG self cleaning, double steam oven/ grill with warming tray beneath, four ring AEG induction hob with splashback and extractor hood over, single drainer one and a half bowl sink unit with a mixer tap over, integral dishwasher. Space for tall fridge/freezer, island with a roll edge worktop, appliance points, power points, inset ceiling spotlights, two radiators, tv point, space for breakfast table, side aspect upvc triple glazed window, rear aspect upvc triple glazed door giving access to the rear patio, double glazed roof light.

Lounge 13'3" x 10'0" (4.06m x 3.05m)
Tv point, telephone point, power points, radiator, inset ceiling spotlights, rear aspect upvc triple glazed window, vaulted ceiling.

Utility Room 6'11" x 4'11" (2.13m x 1.52m)
A range of base, drawer and wall mounted units, roll edge worktop, space for washing machine and tumble dryer. Ideal gas fired combination boiler, radiator, low level w.c., vanity wash hand basin with storage below and roll edge worktop, tiled flooring, pull out storage unit, side aspect upvc triple glazed window.

Bedroom One 10'11" x 10'0" (3.35m x 3.05m)
Tv point, power points, radiator, side aspect upvc triple glazed window.

Bedroom Two 10'11" x 10'0" (3.35m x 3.05m)
Tv point, power points, radiator, front aspect upvc triple glazed window.

Bedroom Three 10'11" x 10'0" (3.35m x 3.05m)
Tv point, power points, radiator, front aspect upvc triple glazed window.

Bathroom
Suite comprising low level w.c., panelled bath with shower attachment, quadrant shower cubicle with glass doors and a Mira waterfall shower off the mains, wall mounted wash hand basin with two drawers below and a mixer tap over, stainless steel heated towel rail, partly tiled walls, tiled flooring, mirror with sensor light, inset ceiling spotlights, side aspect upvc triple glazed frosted window.

Outside
A flagstone path leads along the side of the property to a covered porch where there is an outside light and the entrance door.

To either side of the property there are wooden panelled gates providing access to the rear garden via flagstone patios.

To the rear of the property lies a beautifully landscaped, fully enclosed garden measuring over 140ft in length. A generous flat lawn, bordered by mature trees, leads to a spacious patio, ideal for outdoor dining, relaxing with a hammock, or entertaining guests. The patio area also features a high-quality timber-framed workshop, fully insulated and equipped with power, lighting, a double-glazed window, and a slate roof, perfect for hobbies or additional storage.

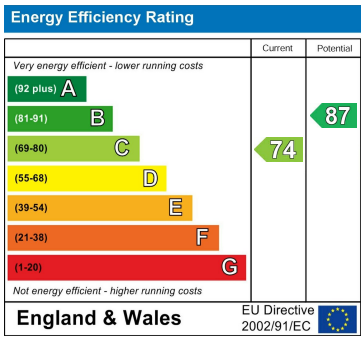
Further highlights include a wood-fired pizza oven, a charming wildlife pond, an outside tap, and a dedicated vegetable garden complete with a greenhouse.

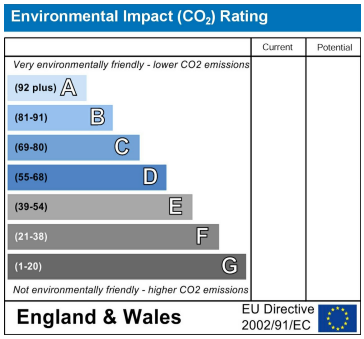
Tenure
Freehold

Services
Mains water, drainage, gas and electricity.

Local Authority
Gloucester City Council
Council Tax Band: B

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

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

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