



15 Essex Close

Churchdown, Gloucester, GL3 1NZ

£345,000



We are delighted to welcome to the market this cleverly reconfigured semi-detached family home, tucked away in a quiet and highly desirable cul-de-sac in Churchdown.

Designed with modern living in mind, the property offers a fantastic open-plan layout, perfect for both everyday family life and entertaining. The ground floor comprises an entrance hallway, cloakroom/utility, a comfortable lounge, and a stunning open-plan kitchen/diner with additional sitting area, creating a sociable and versatile living space.

Upstairs, the home offers three well-proportioned bedrooms and a family bathroom.

Externally, the property continues to impress with a beautifully maintained rear garden, ideal for relaxing or hosting, along with a private driveway to the front providing off-road parking.



Entrance Hallway

Accessed via a composite front door, the hallway features laminate flooring, power points, and a useful storage cupboard. Stairs lead to the first floor, with doors providing access to the lounge and open-plan kitchen/diner.

Lounge

Two UPVC double glazed windows to the front, allowing plenty of natural light, television point, radiator, and power points. Useful cupboard housing the combination boiler.

Cloakroom & Utility

Low-level WC and pedestal wash hand basin, with plumbing and space for appliances. Radiator, power points, and laminate flooring.

Open Plan Kitchen/Diner

Eye & base level units with roll edge work tops, sink/drain, electric double oven with separate induction hob & hood, built in dishwasher, space for further appliances, television point, radiator, power points, laminate flooring.

Sitting Room/ Family Room

Double glazed bi-fold doors to the rear, creating a seamless connection to the garden. Television point, power points, and recessed ceiling downlights.

First Floor Landing

Access to loft via hatch, doors to all rooms.

Bedroom 1

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

Bedroom 2

Upvc double glazed windows to front, radiator, power points, built in wardrobe.

Bedroom 3

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

Bathroom

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

Rear Garden

An enclosed area which is enclosed & private. It is partly laid to decking, mainly laid to artificial lawn, shed, gated side & rear access.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Awaiting Vendor Approval

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

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