



## 2 Lyneham Drive

Quedgeley, Gloucester, GL2 2AY

**Offers over £425,000**



Murdock and Wasley are proud to present this five bedroom, detached family home, located in the popular residential area of Kingsway.

A substantial five bedroom detached property located off a private driveway overlooking open greenery. This beautifully presented family home boasts light and spacious accommodation over three floors offering a flexible layout throughout.

The home comprises of, Kitchen Diner, Lounge, WC, Three bedrooms on the first floor with two en suites and two bedrooms on the second floor with the family bathroom.

This property boasts a low maintenance, enclosed rear garden, as well as detached double garage and off road parking for several vehicles.



**Entrance Hall**

Accessed via a double glazed composite front door, powerpoints, doors leading to lounge, kitchen diner and storage cupboard, stairs leading to the first floor.

**WC**

Low Level WC, Pedestal hand wash basin, radiator, partly tiled walls, frosted UPVC Double glazed window.

**Kitchen Diner**

Range of base, drawer and wall mounted units, one and a half bowl sink unit with mixer tap over. Appliance points, power points, radiator, eye level double oven, four ring gas hob with extractor hood over, space for dishwasher and space for American fridge freezer, tiled floor, two UPVC double glazed windows with front and rear aspect, door leading to utility room.

**Utility**

Range of base, drawer and wall mounted units, powerpoints, space for washing machine and tumble drier, Double glazed composite door leading to the rear garden.

**Lounge**

Powerpoints, UPVC double glazed window with front aspect, radiator, UPVC Double Glazed patio doors leading to rear garden.

**Bedroom 1**

Powerpoints, fitted wardrobes, dual aspect UPVC Double Glazed window, Radiator, door leading to ensuite.

**Ensuite**

Suite comprising step in shower cubicle with shower off the mains over, panelled bath with mixer tap over, low level wc, vanity wash hand basin with mixer tap over. Partly tiled walls,, radiator, UPVC frosted double glazed window.

**Bedroom 2**

Powerpoints, fitted wardrobe, UPVC Double Glazed window, Radiator, door leading to ensuite.

**Ensuite**

Suite comprising step in shower cubicle with shower off the mains over, low level wc, vanity wash hand basin with mixer tap over. Partly tiled walls, radiator, UPVC frosted double glazed window.

**Bedroom 5**

Powerpoints, radiator, built in storage cupboard, UPVC Double Glazed window.

**Bedroom 3**

Powerpoints, two fitted storage cupboards, UPVC Double Glazed window, Radiator.

**Bedroom 4**

Powerpoints, fitted storage cupboard, UPVC Double Glazed windows with double aspect, Radiator.

**Bathroom**

Suite comprising panelled bath with shower off the mains over, pedestal wash hand basin with mixer tap over, low level wc. Partly tiled walls, heated towel rail, UPVC velux double glazed window.

**Outside**

Externally the property offers a generous rear garden, comprising of patio area perfect for outdoor seating and dining, the garden also consists of artificial turfed area which leads onto decking at the rear of the garden.

There is also a detached double garage behind a gated entrance and space to park several vehicles.

**Tenure**

Freehold.

**Services**

Mains water, gas, electricity & drainage.

**Local Authority**

Gloucester City Council.

Council Tax Band: E

**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			83
(81-91) B			
(69-80) C		75	
(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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To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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