



10 Holmwood Drive

Tuffley, Gloucester, GL4 0PS

£335,000



Murdock & Wasley Estate Agents are delighted to welcome to the open market this superbly presented and extended three bedroom semi-detached house situated in a popular location close to top achieving schools and local amenities.

Presented to the market with no onward chain, this property offers spacious and versatile accommodation that caters to the needs of the entire family. Featuring an enclosed rear garden, a garage, and off-road parking, it provides both comfort and convenience for everyday living.

Given its appeal, we anticipate high demand and recommend scheduling a viewing at your earliest convenience!



Entrance Hall

Accessed via composite double glazed door, power points, radiator, laminate flooring, stairs to first floor landing, inset ceiling spotlights, Velux roof light, front aspect upvc double glazed window.

Lounge

Tv point, telephone point, power points, radiator, feature fireplace, media wall with feature lighting, under stairs storage cupboard, coving, front aspect upvc double glazed window.

Dining Room

Power points, radiator, space for dining table, tiled flooring, coving. Opening through to:

Kitchen/ Breakfast Room

Range of base, wall and drawer mounted units, laminate worksurfaces, ceramic sink unit with a mixer tap over. Appliance points, power points, eye level double oven/ grill, four ring gas hob and extractor hood over. Integral dishwasher, space for tall fridge/ freezer and breakfast table, partly tiled walls, inset ceiling spotlights, coving, laminate flooring, rear aspect upvc double glazed window and French doors leading to the garden. Opening through to:

Utility/ Play Room

Space for washing machine and tumble drier, Tv point, power points, radiator, laminate flooring, inset ceiling spotlights, Velux roof light, rear aspect upvc double glazed French doors.

Bathroom

Suite comprising panelled bath, step in shower cubicle with electric shower, vanity wash hand basin with storage below and mixer tap over, concealed wc. Heated towel rail, partly tiled walls, vinyl flooring, wooden wall panelling, coving, inset ceiling spotlights, side aspect upvc double glazed window.

Landing

Access to part boarded and insulated loft space. Doors lead off:

Bedroom One

Tv point, power points, radiator, built in drawers and wardrobes with mirror fronted doors, inset ceiling spotlights, coving, rear aspect upvc double glazed window.

Bedroom Two

Power points, radiator, built in wardrobe, coving, front aspect upvc double glazed window.

Bedroom Three

Power points, radiator, coving, front aspect upvc double glazed window.

Bathroom

Suite comprising step in shower cubicle with monsoon shower off the mains, bluetooth speaker and sauna setting, vanity wash hand basin with storage below and mixer tap over, concealed wc, laminate flooring, towel rail radiator, wooden wall panelling, mirror with sensor light, side aspect upvc double glazed window.

Outside

To the front of the property there is a flat lawn with a block paved driveway to the side, providing off road parking for two/ three vehicles. This in turn leads to the:

Garage

Accessed via electric up 'n' over door, power points, radiator, tiled flooring, inset ceiling spotlights, fully insulated walls, front aspect upvc double glazed window. (Potential to convert).

Discover tranquility in the secluded rear garden. Step onto an inviting Indian sandstone patio, ideal for al fresco dining with a table and chairs. Beyond lies a spacious flat lawn bordered by mature flowers and shrubs, creating a picturesque backdrop. At the far end, a further seating area awaits, complete with a pergola for shaded relaxation, a convenient wooden shed, and a stunning cherry blossom tree adding a touch of natural beauty.

Tenure

Freehold

Local Authority

Gloucester City Council

Council Tax Band: C

Services

Mains water, gas, electricity and drainage.

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		83
(69-80) C	73	
(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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