



## 7 Churchview Drive

Barnwood, GL4 3ES

**Offers in excess of £450,000**



We are delighted to welcome to the open market this eye-catching, exceptionally well-appointed, and spacious family home, located in a highly desirable cul-de-sac in Barnwood.

This property is perfectly suited for a growing family looking for their forever home, offering a harmonious blend of modern living and ample space across two floors. The home has been thoughtfully extended to cater to family needs, providing a balance of both communal and private spaces.

The accommodation comprises of: Entrance hallway, cloakroom, lounge, kitchen, extended dining/family room & utility (partly converted in the garage)  
Upstairs are four double bedrooms, en-suite & bathroom.

Outside to the rear we have an enclosed garden with garage & driveway to the front.





### Entrance Hallway

Approached via Upvc double glazed front door, radiator, power point, stairs leading to first floor with under stairs storage, central heating thermostat, doors to cloakroom, lounge, kitchen & garage with utility space,

### Cloakroom 7'10" x 2'8" (2.40 x 0.82)

Upvc double glazed frosted window to side, low level wc & pedestal wash hand basin, radiator, towel rail.

### Lounge 17'2" x 11'9" (5.25 x 3.60)

Upvc double glazed bay window to front, television point, radiator, power points, coving, door through to:

### Dining Area & Family Area 18'0" x 11'6" (5.49 x 3.52)

Aluminium double glazed b-folding doors to rear, windows to side, two opening velux windows, radiator, power points, recessed down lights & wall lights, door to:

### Kitchen 13'10" x 8'2" (4.24 x 2.50)

Upvc double glazed window & doors to rear, eye & base level units, sink/drainage with in-sinkerator, two Neff ovens, 1 is a combination/microwave, separate gas hob & hood, built in Bosch dishwasher, with floor display, recessed down light & under cupboard lighting, space for fridge/freezer, power points, wall cupboard housing boiler.

### First Floor Landing

Access to partly boarded loft with lighting via hatch with ladder, doors to all rooms, airing cupboard.

### Bedroom 1 12'0" x 11'8" (3.68 x 3.58)

Upvc double glazed windows to front, radiator, power points, built in Sharpes wardrobes, door to:

### En-Suite Shower Room 5'8" x 5'8" (1.75 x 1.74)

Upvc frosted double glazed window to front, shower cubicle, wall hung wc & pedestal wash hand basin, tiled walls, extractor fan, recessed down light.

### Bedroom 2 10'9" x 10'7" (3.29 x 3.25)

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

### Bedroom 3 9'6" x 7'0" (2.91 x 2.15)

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

### Bedroom 4 8'8" x 8'6" (2.66 x 2.61)

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

### Bathroom 7'11" x 5'7" (2.42 x 1.71)

Upvc frosted double glazed window to rear, panelled bath with electric shower over, low level wc & pedestal wash hand basin unit with quartz work top, partly tiled walls, radiator, towel rail.

### Rear Garden

A beautifully maintained rear garden which is partly paved, mainly laid to lawn, cold water tap, double safety electrical sockets, shed, gated side access.

### Garage 17'0" x 7'10" (5.19 x 2.39)

Up & over door to front, Upvc double glazed door to side, fuse panel, power & lighting & utility space plumbed for a washing machine.

### Tenure

Freehold.

### Services

Mains water, gas, electricity & drainage.

### Local Authority

Gloucester City Council- 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		
(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 <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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