Murdock & Wasley
ESTATE AGENTS



23 Denmark Road

, Gloucester, GL1 3HZ

£475,000

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Murdock & Wasley Estate Agents are delighted to bring to market this impressive three-bedroom extended, detached family home, ideally positioned along the popular Denmark Road in Gloucester.

The ground floor comprises a welcoming entrance hallway, spacious living room, separate sitting room and kitchen diner. Further accommodation includes a sunroom, utility room and ground-floor bathroom.
Upstairs, the property offers three bedrooms, with the master bedroom benefiting from its own en suite shower room, alongside a separate family bathroom.
Externally, the property continues to impress, boasting a beautiful and well-established rear garden, with off-road parking and a garage to the front.

Ideally situated within easy reach of Gloucester city centre, local schools, amenities and transport links, this substantial and versatile detached family home offers an exciting opportunity in a highly convenient location.







Entrance Hall
Accessed via wooden front door, stairs leading to first floor, doors leading to:

Living Room
Tv point, power points, fireplace, radiator, UPVC double glazed bay window with front aspect.

Sitting Room
Tv point, power points, radiator, fireplace, open plan leading into:

Kitchen Diner
Range of base, drawer and wall mounted units, rolltop worksurfaces, one and a half bowl sink unit with mixer tap over. Appliance points, power points, eye level double oven/grill, gas hob and extractor hood over, space for fridge freezer, Partly tiled walls,, space for dining table and chairs, radiator, upvc double glazed patio doors leading to garden, rear aspect upvc double window. Door leading to:

Utility Room
Power points, appliance points, range of wall and base storage units, sink unit with mixer tap over, radiator, tiled flooring, door leading to garage.

Sunroom
Tiled flooring, power points, upvc double glazed windows with rear and side aspect, double glazed upvc patio doors leading to garden.

Downstairs Bathroom
Suite comprising, panelled bath with shower off the mains over, low level wc, hand wash basin with mixer tap over and storage below, heated towel rail, tiled walls, frosted upvc double glazed window.

Bedroom One
Tv point, power points, built in wardrobes, storage cupboard, radiator, upvc double glazed window with rear aspect, door leading to en suite.

En Suite
Suite comprising walk in shower cubicle with shower off the mains, low level WC, hand wash basin with mixer tap over and storage below, heated towel rail, tiled walls.

Bedroom Two
Power points, radiator, upvc double glazed bay window with front aspect.

Bedroom Three
Tv point, power points, built in wardrobes, storage cupboard, radiator, upvc double glazed window with rear aspect.

Bathroom
Suite comprising walk in shower cubicle with shower off the mains, low level WC, hand wash basin with mixer tap over and storage below, heated towel rail, tiled walls. frosted upvc double glazed windows with front and side aspects.

Outside
Externally, the property enjoys a particularly generous plot, with a substantial driveway to the front providing ample off-road parking and access to the integral garage.

The rear garden is a real highlight, offering an excellent degree of space and maturity. A large paved patio immediately adjoining the property provides an ideal setting for outdoor dining and entertaining, while the remainder has been thoughtfully landscaped with winding pathways, established borders and an impressive variety of mature trees, shrubs and flowering plants.

Enclosed by established boundaries, the garden offers a pleasant sense of privacy and provides numerous areas to sit and enjoy the surroundings, creating a fantastic outdoor space for keen gardeners, families and entertaining alike.

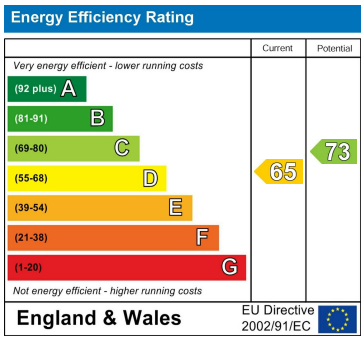
Tenure
Freehold

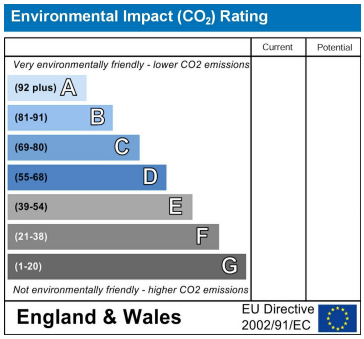
Services
Mains gas, water, electricity and drainage.

Local Authority
Gloucester City Council
Council Tax Band D

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.







These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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