



9 Pillowell Drive, Gloucester, GL1 3NA

Asking Price £295,000

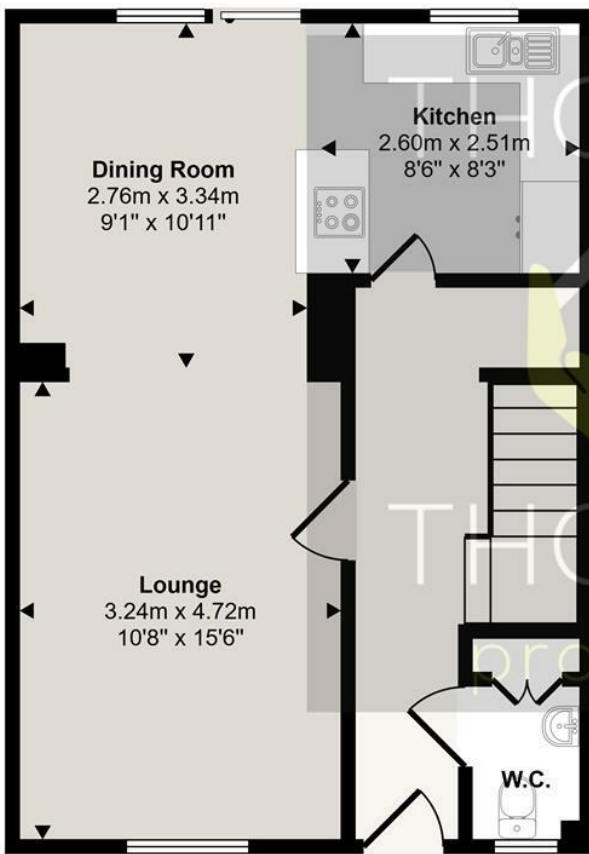
Upon entering, you are welcomed by a spacious open-plan layout that seamlessly connects the fully fitted modern kitchen, complete with a breakfast bar, to the inviting dining area. The double aspect lounge diner is a highlight of the home, featuring patio doors that open directly into the enclosed low-maintenance garden, creating a perfect space for relaxation and entertaining.

The property comprises three well-proportioned bedrooms, each designed with comfort in mind. The master bedroom benefits from an en-suite bathroom, while the additional bedrooms share a modern family bathroom & down stairs cloakroom, ensuring ample facilities for all residents.

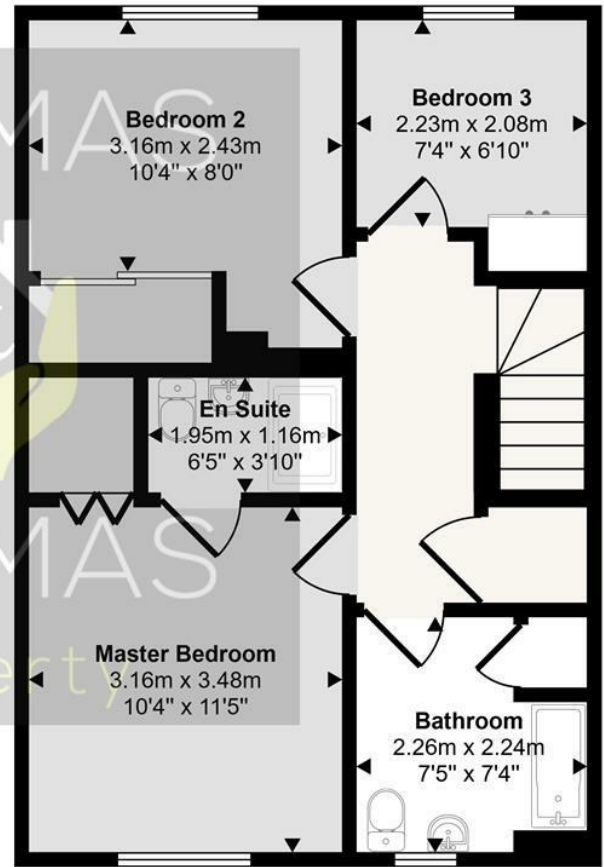
Completing this delightful home is an en-bloc garage, accompanied by a driveway that provides convenient off-street parking. This property is not only a beautiful living space but also offers easy access to local amenities and transport links, making it an ideal choice for those looking to enjoy the best of Gloucester living. Don't miss the opportunity to make this stunning house your new home.

- Contemporary open plan design.
- Fitted modern kitchen complete with breakfast bar.
- Double aspect through lounge diner.
- Three bedrooms with En-suite, Family bathroom & cloakroom.
- Low-maintenance garden.
- Garage & driveway.

Approx Gross Internal Area
92 sq m / 987 sq ft



Ground Floor
Approx 46 sq m / 493 sq ft



First Floor
Approx 46 sq m / 494 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(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	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	EU Directive 2002/91/EC



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