



Coltishall Close, Quedgeley, GL2 4RQ





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£400,000

- *Executive Four Bedroom Detached House**
- *21' Dual Aspect Living Room**
- *Master Bedroom with En-Suite and Built in Wardrobes**
- *Garage and Driveway**
- *Kitchen / Breakfast Room**
- *Conservatory**
- *Dining Room**
- *Enclosed Private Rear Garden with Gated Access**

Move Estate Agents are delighted to bring to the market this beautifully presented Four Bedroom Detached house in this popular Cul De Sac in Quedgeley.

Having been redecorated throughout, this house is ready to move into allowing the new owners to simply unpack and enjoy their new home. The accommodation comprises :- Entrance hallway with useful under stairs storage area for coats and shoes. A 21' front to back Living room with dual aspect windows. A kitchen / Breakfast room with french doors out to the Conservatory. The conservatory then has French doors leading out to the rear garden. A dining room and WC complete the ground floor.

The first floor provides the four bedrooms with the master bedroom boasting en-suite and built in wardrobes. A modern four price bathroom with walk in shower cubicle, WC, vanity sink unit and freestanding bath complete the living accommodation.

Externally there is a stoned garden to the front and side, enclosed by a low level fence. To the rear of the house is the garage with driveway parking in front. A gate from the driveway then allows access to the rear garden that is mainly lawned with numerous tree's, shrubs and hedges around the border. A patio area leads from the conservatory whilst there is also a pedestrian door into the garage.

The house is double glazed and warmed by gas central heating.

Tenure : Freehold

Council Tax Band : D

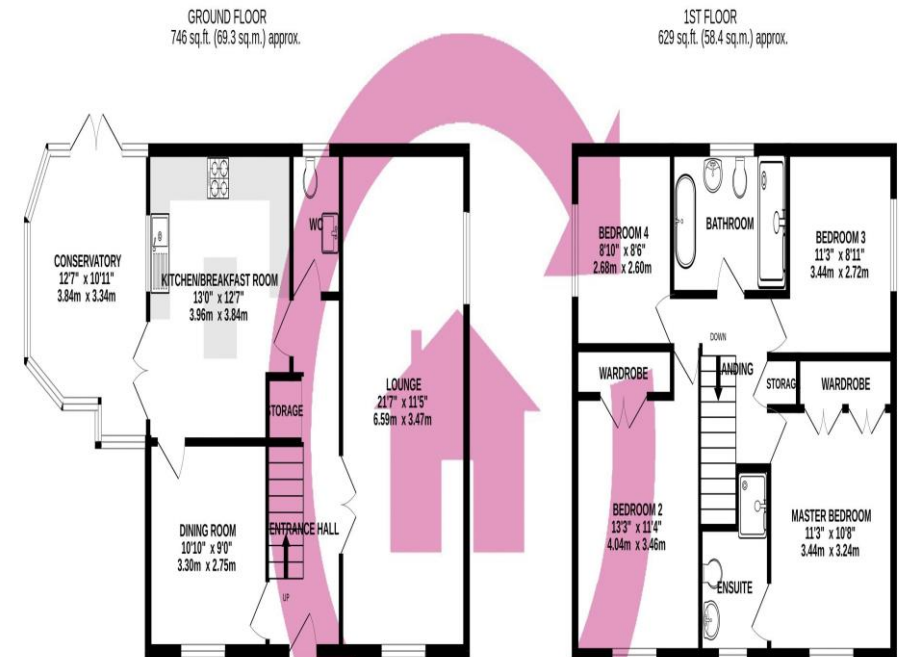


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA: 1375 sq.ft. (127.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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