



 **Murdock & Wasley**

## 1 Windfall Way

Elmbridge, Gloucester, GL2 0RP

**Offers in excess of £450,000**



Murdock & Wasley Estate Agents are delighted to welcome to the open market this superbly presented four bedroom detached family home built by Redrow Homes in 2005. The property has been lovingly cared for by its current owners and now offers spacious and beautifully finished accommodation that the whole family can enjoy.

Set in a prominent position the property also benefits from a generous and enclosed rear garden, garage and driveway which provides off road parking for multiple vehicles.

Windfall Way is a very popular location, situated less than a mile to the north of the city centre and popular docklands area. This property also enjoys fantastic transport links due to its proximity to the M5, whilst also being situated within walking distance to some of the city's best primary and secondary schools, train station and hospital.



### Entrance Hallway

Approached via composite door, power points, solid oak flooring, coving, stairs to first floor landing with under stairs storage space. Doors lead off:

### Cloakroom

Low level wc, pedestal wash hand basin, radiator, solid oak flooring, extractor fan, towel rail.

### Kitchen/ Diner 23'9" x 10'10" (7.24m x 3.32m)

Range of base, wall and drawer mounted units, Quartz worksurfaces, undermount sink with a mixer tap over. Appliance points, power points, AEG oven/ grill with warming tray, AEG microwave/ oven and AEG induction hob. Integral AEG fridge/ freezer, dishwasher and wine cooler. Breakfast bar, space for dining room table, inset ceiling spotlights, two radiators, tiled flooring, two side aspect and one front aspect upvc double glazed window.

### Utility Room 6'8" x 5'8" (2.05m x 1.75m)

Range of base and wall mounted units with Quartz worksurfaces, circular sink unit with a mixer tap over. Appliance points, power points, space and plumbing for washing machine, tiled flooring, radiator. Door to garage.

### Lounge 23'9" x 11'8" (7.24m x 3.56m)

Tv point, power points, feature fireplace, two radiators, solid oak flooring, coving, front and side aspect upvc double glazed windows. French upvc double glazed doors to:

### Conservatory 14'0" x 12'4" (4.29m x 3.77m)

Of brick base, upvc construction with a glass roof. Power points, radiator, upvc double glazed French doors leading to the garden.

### Landing

Power points, radiator, access to part boarded and insulated loft space, front aspect upvc double glazed window. Doors lead off:

### Bedroom One 10'11" x 10'4" (3.34m x 3.15m)

Tv point, power points, radiator, two built in wardrobes with a range of shelving and hanging rails. Door to:

### En-Suite 10'10" x 4'1" (3.32m x 1.25m)

Suite comprising step in shower cubicle with shower off the mains, low level wc, pedestal wash hand basin with a mixer tap over. Shaver point, radiator, tiled flooring, side aspect upvc frosted double glazed window.

### Bedroom Two 11'8" x 10'2" (3.57m x 3.10m)

Power points, radiator, two built in wardrobes with a range of shelving and hanging rails. Front and side aspect upvc double glazed window.

### Bedroom Three 11'4" x 10'10" (3.46m x 3.31m)

Power points, radiator, side aspect upvc double glazed window.

### Bedroom Four 10'11" x 6'11" (3.33m x 2.13m)

Power points, radiator, front and side aspect upvc double glazed window.

### Bathroom 7'9" x 6'3" (2.37m x 1.92m)

Suite comprising panelled bath with shower over, low level wc, vanity wash hand basin with a mixer tap over and storage below. Partly tiled walls, heated towel rail, tiled flooring, rear aspect upvc frosted double glazed window.

### Outside

To the front of the property a block paved path leads to the front door.

To the side of the property there is a tarmac driveway and gravelled space which provides further off road parking. This in turn leads to the:

### Garage 17'2" x 9'4" (5.25 x 2.86)

To the front of the garage there is an electric EV car charger. The garage is accessed via an Up 'n' Over door and benefits from power, lighting, wall mounted gas fired boiler and cold water tap. There is a door to utility room and a rear personnel door leading to the garden.

To the rear of the property there is generous sized enclosed garden that comprises of a block paved patio suitable for table and chairs. This leads onto a flat lawn that is fully enclosed by brick walling and wooden panelled fencing. To the rear of the garden there is a raised decked area that provides more space for the manicured garden to be enjoyed.

### Tenure

Freehold.

### Local Authority

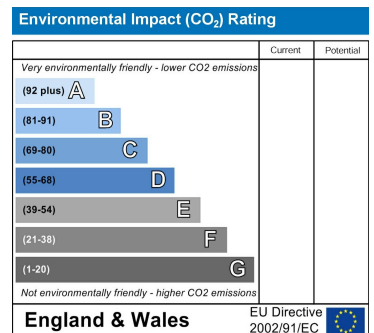
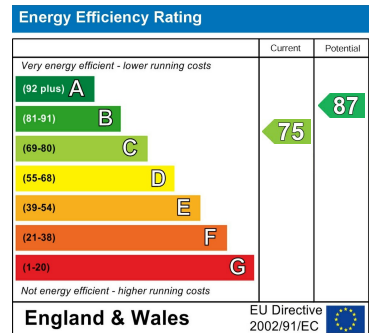
Gloucester City Council  
Council Tax Band: E

### Services

Mains water, gas, electricity and drainage.

### 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.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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