



4 Lilliesfield Avenue

Barnwood, Gloucester, GL3 3AQ

£550,000



Murdock & Wasley Estate Agents are thrilled to present this exceptional four-bedroom detached family home, featuring a double-storey extension. The property offers spacious and versatile accommodation finished to a high standard throughout. With three reception rooms, a master bedroom with an en-suite, and three additional double bedrooms, this property is perfect for a growing family.

Situated in a sought-after location near local amenities, top-performing schools, and convenient transport links, we strongly recommend scheduling an early viewing to avoid any disappointment!



Entrance Hall

Accessed via composite double glazed door, power points, radiator, inset ceiling spotlights, Mandarin Stone tiled flooring, stairs to first floor landing, side aspect upvc double glazed window. Doors lead off:

Cloakroom

Low level wc, pedestal wash hand basin, stainless steel heated towel rail, inset ceiling spotlights, Mandarin Stone tiled flooring, side aspect upvc frosted double glazed window.

Open Plan Kitchen/Diner/Family Room

Range of base, wall and drawer mounted units, granite worksurfaces, Belfast sink unit with mixer tap over. Appliance points, power points, eye level Neff double oven/ grill with separate Neff microwave/ oven and AEG induction hob. Integral tall fridge/ freezer and dishwasher. Tv point, three wall mounted radiators, inset ceiling spotlights, Mandarin Stone tiled flooring, rear aspect upvc double glazed windows and bi-folding doors to the garden.

Lounge

Tv point, power points, feature fireplace, inset ceiling spotlights, front aspect upvc double glazed window.

Play Room

Tv point, power points, radiator, tiled flooring, front aspect upvc double glazed window.

Utility Room

Appliance points, power points, space for washing machine, Mandarin Stone tiled flooring, inset ceiling spotlights, side aspect upvc frosted double glazed window.

Landing

Power points, radiator, access to loft space, side aspect upvc frosted double glazed window. Doors lead off:

Master Bedroom

Tv point, power points, radiator, built in wardrobes, front and side aspect upvc double glazed window. Door to:

En-Suite

Burlington traditional suite comprising walk-in shower cubicle with shower off the mains, vanity wash hand basin with storage below and mixer tap over. Stainless steel heated towel rail, fully tiled Mandarin Stone tiled walls and flooring. Inset ceiling spotlights, rear aspect upvc frosted double glazed window.

Bedroom Two

Power points, radiator, built in wardrobes, inset ceiling spotlights, front aspect upvc double glazed window.

Bedroom Three

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

Bedroom Four

Power points, radiator, built in wardrobes, inset ceiling spotlights, front aspect upvc double glazed window.

Bathroom

Burlington traditional suite comprising freestanding bath with shower off the mains over, low level wc, vanity wash hand basin with storage below and mixer tap over. Stainless steel heated towel rail, fully tiled Mandarin Stone tiled walls and flooring. Inset ceiling spotlights, rear aspect upvc frosted double glazed window.

Outside

To the front of the property there is a well-maintained flat lawn which is complemented by a beautiful eucalyptus tree border, creating an inviting atmosphere. A tarmac driveway is also present, offering off-road parking for two to three vehicles. This in turn leads to the:

Garage

Accessed via Up 'n' Over door with power, lighting and gas fired combination boiler. Internal door leading to the entrance hall, side aspect upvc double glazed door to garden.

To the rear of the property, discover an inviting enclosed garden featuring a flagstone patio cascading down to a flat lawn. The entire space is south/westerly facing and enclosed by wooden panelled fencing and mature hedging, providing both privacy and a touch of nature. Practical amenities such as an outdoor tap and security light enhance the functionality and charm of this delightful outdoor space.

Tenure

Freehold

Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council

Council Tax 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 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	

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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