



## 2 Larkham Close

Matson, Gloucester, GL4 6EN

**£325,000**



We are excited to present this much-loved family home to the open market, located in a sought-after cul-de-sac. This property has been thoughtfully and extensively extended with a double storey addition, significantly enhancing its living space and appeal. In terms of accommodation. On the ground floor we have: Entrance hallway, cloakroom, three reception rooms & kitchen. Upstairs are four bedrooms ( 3 doubles & one single) & family bathroom.

Outside we have an enclosed garden with garage & parking also to the rear.

Further benefits include Upvc double glazing throughout, gas central heating & is being offered with NO CHAIN.



**Entrance Hallway 6'3" x 3'8" (1.92 x 1.13)**

Approached via Upvc double glazed front door, power point, doors to cloakroom & lounge.

**Cloakroom 7'0" x 2'8" (2.15 x 0.82)**

Upvc frosted double glazed window to side, low level wc & pedestal wash hand basin, laminate flooring.

**Lounge 14'4" x 13'11" (4.38 x 4.25)**

Upvc double glazed windows to front, television point, radiator, power points, under stairs storage with a combination boiler fitted. Sliding doors through too:

**Dining Area 13'0" x 8'7" (3.97 x 2.64)**

Upvc double glazed sliding doors to rear, stairs to first floor, door to kitchen & opening to second sitting room.

**Second Sitting Room 17'1" x 10'0" (5.23 x 3.05)**

Upvc double glazed windows to front & rear, laminate flooring, radiator, power points.

**Kitchen 12'10" x 7'11" (3.92 x 2.42)**

Upvc double glazed windows & door to rear, eye & base level units with roll edge work tops, sink/drain, electric oven with separate induction hob & hood, space for appliances, partly tiled walls.

**First Floor Landing**

Access to loft via hatch, doors to all rooms.

**Bedroom 1 17'2" x 9'11" (5.24 x 3.04)**

Upvc double glazed windows to front, side & rear, laminate flooring, radiator, power points.

**Bedroom 2 15'2" x 10'2" (4.63 x 3.10)**

Upvc double glazed windows to rear, radiator, power points.

**Bedroom 3 12'3" x 10'9" (3.74 x 3.29)**

Upvc double glazed windows to front, radiator, power points.

**Bedroom 4 8'0" x 6'7" (2.46 x 2.03)**

Upvc double glazed windows to rear, radiator, power points.

**Bathroom 7'0" x 4'6" (2.15 x 1.38)**

Upvc frosted double glazed window to front, paneled bath with shower over, low level wc & pedestal wash hand basin, radiator, tiled walls.

**Rear Garden**

An enclosed area which is paved, access to the garage, cold water tap.

**Garage**

Up & over door, power & lighting.

**Tenure**

Freehold.

**Services**

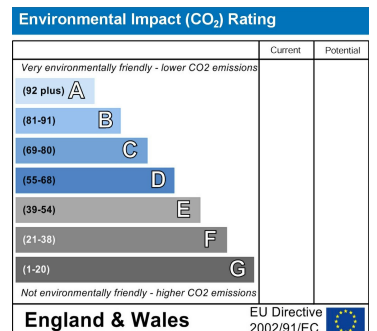
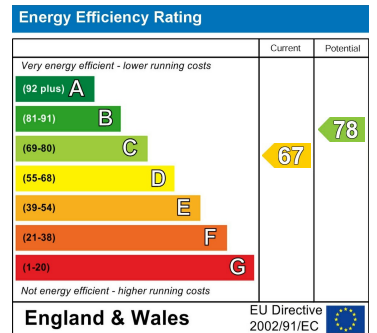
Mains water, gas, electricity & drainage.

**Local Authority**

Gloucester City Council- Band C

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

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