



## 5 Greville Close

Gloucester, GL2 9RG

**£575,000**



Murdock & Wasley Estate Agents are thrilled to present this four-bedroom family home with a one-bedroom annexe, ideally situated on a corner plot in a popular and convenient location near top-achieving grammar schools and Gloucester Royal Hospital.

Featuring spacious accommodation including three reception rooms, a separate one bedroom annexe, and a large garden, this property is ideal for growing families and various other purchasers. Don't miss out on this rare and exciting opportunity - book your viewing to avoid disappointment!





### Entrance Hall

Accessed via composite double glazed door, power points, telephone point, radiator, wooden wall panelling, coving, stairs to first floor landing. Doors lead off:

### Cloakroom

Low level wc, vanity wash hand basin with mixer tap over and storage below, heated towel rail, partly tiled walls, tiled flooring, side aspect upvc double glazed window.

### Kitchen/ Diner

Range of base, wall and drawer mounted units, laminate worksurfaces, ceramic sink unit with a mixer tap over. Appliance points, power points, double oven/ grill with four ring induction hob and extractor hood over. Integral dishwasher, space for dining table, partly tiled walls, inset ceiling spotlights, under stairs storage cupboard, laminate flooring, coving. Opening through to:

### Family Room

Power points, wall mounted radiator, laminate flooring, side and rear aspect upvc double glazed windows, side aspect upvc double glazed bi-folding doors leading to the garden.

### Utility

Range of base, wall and drawer mounted units, laminate worksurfaces, space for washing machine and tumble drier. Integral tall fridge/ freezer, laminate flooring, side aspect upvc double glazed door.

### Lounge

Tv point, telephone point, power points, two radiators, feature fireplace with gas fire inset, coving, front aspect upvc double glazed window with fitted shutters.

### Study

Power points, radiator, coving, front aspect upvc double glazed window with fitted shutters.

### Landing

Access to boarded loft space with drop down ladder, wooden door to airing cupboard with slatted shelving and radiator. Doors lead off:

### Master Bedroom

Tv point, power points, built in wardrobes, radiator, laminate flooring, rear aspect upvc double glazed window. Door to:

### En-Suite

Suite comprising step in double shower cubicle with shower off the mains, low level wc, vanity wash hand basin with mixer tap over and storage below. Partly tiled walls, tiled flooring, heated towel rail, inset ceiling spotlights, rear aspect upvc double glazed window.

### Bedroom Two

Tv point, power points, two radiators, built in wardrobes, laminate flooring, front and side aspect upvc double glazed windows.

### Bedroom Three

Power points, radiator, built in wardrobes, laminate flooring, front aspect upvc double glazed window.

### Bedroom Four

Power points, radiator, built in wardrobes, laminate flooring, rear aspect upvc double glazed window.

### Bathroom

Suite comprising panelled bath with shower off the mains over, vanity wash hand basin with mixer tap over and storage below, low level wc. Heated towel rail, partly tiled walls, tiled flooring, wooden door to storage cupboard, rear aspect upvc double glazed window.

### Annexe

### Entrance Hall

Accessed via upvc double glazed door, power points, electric radiator, tiled flooring, stairs to first floor landing, side aspect upvc double glazed window. Doors lead off:

### Bedroom

Tv point, power points, electric radiator, built in wardrobe, side aspect upvc double glazed window.

### Bathroom

Suite comprising corner shower cubicle with electric shower, low level wc, vanity wash hand basin with storage below and mixer tap over. Partly tiled walls, tiled flooring, heated towel rail, inset ceiling spotlights, side aspect upvc double glazed window.

Stairs lead to the:

### Open Plan Kitchen/ Living Area

Range of base and drawer mounted units, laminate worksurfaces, ceramic sink unit with a mixer tap over. Appliance points, power points, oven/ grill with four ring induction hob, space for fridge. Partly tiled walls, laminate flooring, inset ceiling spotlights, Tv point, electric radiator, eaves storage, front and side aspect upvc double glazed window.

### Outside

To the front of the property a pathway divides a manicured lawn with a variety of mature tree's and shrubs and leads to the front door.

To the side of the property double wooden gates lead onto a gravelled driveway providing off road parking for numerous vehicles.

The rear garden is enclosed and features a flagstone patio perfect for outdoor dining, leading to a flat lawn with flowered borders and a mature apple tree. Additionally, there is an outside tap and feature lighting.

Adjacent to the property is a spacious garden primarily laid to lawn, featuring four lime trees and a wooden shed whilst being fully enclosed by wooden fencing.

### Agents Note

- We are advised that the annexe has no gas supply therefore runs solely off electricity.

- We are advised that the four Lime Trees are subject to a TPO.

### Tenure

Freehold

### Local Authority

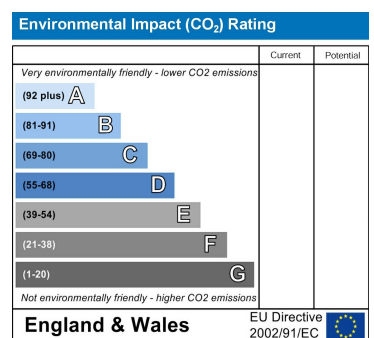
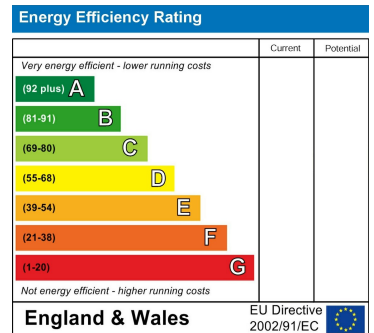
Gloucester City Council  
Council Tax Band: F

### 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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