



## 231 Church Drive

Quedgeley, Gloucester, GL2 4US

**£410,000**



Murdock & Wasley Estate Agents are excited to present this superbly presented four-bedroom detached family home, ideally situated on a corner plot in a popular and convenient location.

This property boasts spacious accommodation, an enclosed rear garden, and a large driveway with a garage. Early viewing is highly recommended to appreciate all that this property has to offer!



### Entrance Hall

Accessed via upvc double glazed door, radiator, Karndean flooring, stairs to first floor landing. Doors lead off:

### Cloakroom

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

### Kitchen/ Diner

Range of base, wall and drawer mounted units, Quartz worksurfaces, one and a half bowl sink unit with a mixer tap over. Appliance points, power points, space for Range Cooker, American fridge/ freezer, washing machine, tumble drier and dining table. Integral dishwasher, Karndean flooring, wall mounted radiator, inset ceiling spotlights, breakfast bar, front aspect upvc double glazed window and rear aspect double glazed bi-folding doors leading to the garden.

### Lounge

Tv point, telephone point, power points, two wall mounted radiators, feature wall panelling, Karndean flooring, under stairs storage cupboard, rear aspect sliding upvc double glazed doors.

### Landing

Access to loft space. Doors lead off:

### Bedroom 1

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

### Bedroom 2

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

### Bedroom 3

Power points, radiator, wooden door to airing cupboard housing the Worcester gas fired combination boiler, front aspect upvc double glazed window.

### Bedroom 4

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

### Bathroom

Suite comprising double step in shower cubicle with shower off the mains, low level wc, vanity wash hand basin with mixer tap over and storage below. Stainless steel heated towel rail, partly tiled walls, vinyl flooring, side aspect upvc double glazed window.

### Outside

To the front of the property there is a block paved driveway which provides off road parking for multiple vehicles. This is enclosed by low level hedging and mature tree and shrub borders. This in turn leads to the:

### Garage

Accessed via up & over door with power & electrics.

To the side of the property there is an outside tap, security lighting and a wooden gate which provides side access to the rear garden.

To the rear of the property there is an enclosed garden which comprises of a porcelain patio suitable for table and chairs, this leads onto a flat lawn with a variety of mature tree and shrub borders whilst being fully enclosed by wooden panelled fencing and brick walling.

### Tenure

Freehold

### Services

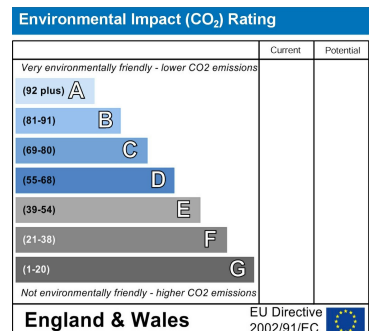
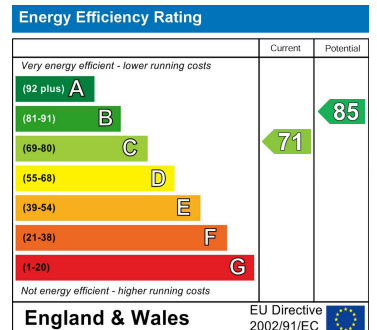
Mains water, gas, electricity and drainage.

### Local Authority

Gloucester City Council  
Council Tax Band: D

### 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.



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