



40 Sandycroft Road

Churchdown, Gloucester, GL3 1JH

£339,950









Discover your dream family home nestled in a quiet and sought-after cul-de-sac in Churchdown. This beautifully extended three-bedroom semi-detached house combines modern open plan living with traditional comforts, making it an ideal setting for both entertaining and everyday family life.

The accommodation comprises of: Entrance hallway, sitting room, OPEN PLAN kitchen/family/dining area, three bedrooms & bathroom. Outside offers off road parking for several vehicles and an outbuilding/ garage which could easily be converted into habitable living space *subject to relevant planning/ regulation*.



Entrance Hallway

Approached via Upvc double glazed front door, radiator, power points, storage cupboard, stairs to first floor with under stairs storage. Doors to sitting room & open plan kitchen/diner/family area.

Sitting Room 11'9" x 11'8" (3.59 x 3.58)

Upvc double glazed bay window to front, television point, radiator, power points.

Open Plan Kitchen/Diner/Family Area 22'11" x 18'1" (7.01 x 5.52)

Upvc double glazed windows to side & rear, skylight, Upvc double glazed bi fold doors to rear, eye & base level units with roll edge work tops, sink/drainer, electric oven with induction hob & hood, built in fridge, washing machine, dishwasher & tumble dryer. two radiators, power points, laminate flooring.

First Floor Landing

Upvc double glazed windows to side, access to loft via hatch, doors to all rooms.

Bedroom 1 11'10" x 9'10" (3.61 x 3.02)

Upvc double glazed windows to front, radiator, power points, built in wardrobes.

Bedroom 2 11'11" x 8'6" (3.64 x 2.60)

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

Bedroom 3 7'5" x 6'11" (2.28 x 2.11)

Upvc double glazed windows to rear, radiator, power points, built in storage.

Bathroom 6'0" x 5'10" (1.84 x 1.78)

Upvc frosted double glazed window to front, paneled bath with shower over, low level wc & pedestal wash hand basin, heated towel rail, shaver point.

Rear Garden

An enclosed garden which is partly paved, mainly laid to lawn, flower & shrub borders, cold water tap, gated side access. Door to outbuilding.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

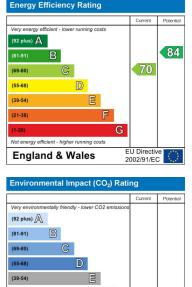
Local Authority

Tewkesbury Borough Council- Band C

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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