



## 4 West Lodge Drive

, Gloucester, GL4 4QH

**£350,000**



We are delighted to welcome to the open market this exceptionally appointed, heavily extended four-bedroom semi-detached family home. Boasting fantastic living space, an enclosed and generous garden, a garage, and ample parking, this property is perfectly suited for growing families seeking both space and style in abundance. On the ground floor we have: Entrance porch, hallway, cloakroom, lounge/diner, second sitting room & conservatory. Upstairs we have four bedrooms, en-suite & bathroom.

Outside we have a fantastic size garden which is mainly laid to lawn, with gated side access leading to the all important parking & garage.



**Entrance Porch 5'1" x 3'11" (1.56 x 1.20)**

Approached via Upvc double glazed front door, Upvc double glazed window to side, laminate flooring, radiator, door through to:

**Hallway 9'0" x 6'1" (2.75 x 1.87)**

Approached via Upvc double glazed front door, radiator, power points, stairs to first floor with under stairs storage, tiled flooring, door through to:

**Kitchen/Breakfast Room 13'6" x 8'3" (4.13 x 2.52)**

Upvc double glazed windows & door to rear, eye & base level units with stone work tops, cooker point, space for appliances, wall mounted combination boiler, recessed down lights, sink/drain, tiled flooring, fuse panel, doors leading to cloakroom, lounge/diner & second lounge.

**Cloakroom 6'3" x 2'6" (1.93 x 0.77)**

Upvc frosted double glazed window to rear, low level wc & pedestal wash hand basin, tiled flooring, partly tiled walls.

**Lounge/Diner 23'1" x 12'3" (7.05 x 3.75)**

Two Upvc double glazed windows to front & single door leading to conservatory, two radiators, power points, log burner, laminate flooring.

**Conservatory 9'2" x 7'4" (2.81 x 2.26)**

Upvc double glazed door to rear, Upvc double glazed windows throughout, tiled flooring with under floor heating, television point.

**Lounge 14'5" x 10'9" (4.41 x 3.30)**

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

**First Floor Landing 7'3" x 6'1" (2.23 x 1.86)**

Access to loft via hatch, doors to all rooms.

**Bedroom 1 15'10" x 10'11" (4.84 x 3.33)**

Upvc double glazed windows to front, radiator, power points, laminate flooring, recessed down lights, Door to:

**En-Suite Bathroom 10'9" x 5'0" (3.28 x 1.53)**

Upvc double glazed frosted windows to rear, walk in shower cubicle, low level wc & pedestal wash hand basin, heated towel rail, laminate flooring, partly tiled walls.

**Bedroom 2 12'4" x 10'5" (3.76 x 3.18)**

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

**Bedroom 3 10'4" x 8'10" (3.17 x 2.71)**

Upvc double glazed windows to rear, radiator, power points, built in wardrobes, laminate flooring.

**Bedroom 4 9'1" x 8'0" (2.78 x 2.46)**

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

**Bathroom 8'2" x 5'10" (2.50 x 1.78)**

Upvc double glazed windows to rear, panelled bath, low level wc & pedestal wash hand basin, radiator, extractor fan.

**Rear Garden**

A fantastic size south facing garden which is partly paved, mainly laid to lawn, cold water tap, gated side access, outside shed/workshop.

**Garage**

Remote control up & over door with power & lighting.

**Tenure**

Freehold.

**Services**

Mains water, gas, electricity & drainage.

**Local Authority**

Gloucester City Council- Band A

**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		73	81
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

95 Maidenhall, Highnam, Gloucester, GL2 8DJ email: office@mwea.co.uk

GLoucester 01452 682952 FOREST OF DEAN 01594 888624 WWW.MWEA.CO.UK

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at Maidenhall, Highnam, Gloucester, GL2 8DJ

