



## 31 Estcourt Close

Gloucester, GL1 3LP

**Offers in excess of £650,000**



MURDOCK & WASLEY ESTATE AGENTS are delighted to welcome new to the market this fantastic detached, family home located in a prominent position. The accommodation offers fantastic living space on both floors & early viewing is quite simply essential. On the ground floor we have a spacious entrance hallway, cloakroom, study, living room, OPEN PLAN Kitchen/Diner & a third reception room off. On the first floor are Five excellent size bedrooms, TWO EN-SUITE bathrooms & another family bathroom. Outside to the rear we have an enclosed garden which is mainly laid to lawn & benefits from a door which leads to the DOUBLE GARAGE which has power, lighting & fantastic space. To the front we have off road parking.

Further benefits do include Upvc double glazing throughout, gas central heating & remaining NHBC warranty.



**Entrance Hallway**

Approached via Upvc double glazed front door, radiator, power points, stairs to first floor with under stairs storage space, recessed down lights, LVT flooring, doors to cloakroom, living room, study & open plan kitchen/diner.

**Cloakroom 6'3 x 3'1 (1.91m x 0.94m)**

Upvc frosted double glazed window to side, low level wc & pedestal wash basin, recessed down lights, extractor fan, LVT flooring, partly tiled walls, radiator.

**Study 11'2 x 7'4 (3.40m x 2.24m)**

Upvc double glazed windows to both sides, radiator, power points.

**Living Room 17'11 x 11'2 (5.46m x 3.40m)**

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

**Open Plan Kitchen/Diner 21'3 x 16'10 (6.48m x 5.13m)**

Upvc double glazed windows to rear & side, Upvc double glazed french doors to rear, eye & base level units with Corian work tops, sink/drain, electric double oven with separate gas hob & hood, integrated fridge/freezer & dishwasher, breakfast bar, recessed down lights, two radiators, power points, LVT flooring, double doors to family room & door to utility.

**Family Room 11'2 x 9'11 (3.40m x 3.02m)**

Upvc double glazed french doors to rear, radiator, power points, television point, LVT flooring.

**Utility Room 6'3 x 5'7 (1.91m x 1.70m)**

Upvc double glazed door to side, base level units with roll edge work surfaces, plumbing for washing machine & tumble dryer, wall mounted "Potterton" boiler, LVT flooring, radiator.

**First Floor Landing**

Two Upvc double glazed windows to front, access to loft via hatch, airing cupboard, power points, doors to all rooms.

**Bedroom 1 17'5 x 11'10 (5.31m x 3.61m)**

Upvc double glazed window to front & two velux windows to rear, two radiators, power points, opening to dressing area with lighting. Door to:

**En-Suite**

Shower cubicle, low level wc & pedestal wash hand basin, recessed down lights, extractor fan, partly tiled walls, heated towel rail,.

**Bedroom 2 13'5 x 9'10 (4.09m x 3.00m)**

Upvc double glazed windows to rear, radiator, power points, door to:

**En-Suite**

Upvc frosted double glazed windows to side, shower cubicle, low level wc & pedestal wash hand basin, heated towel rail & extractor fan.

**Bedroom 3 11'3 x 10'6 (3.43m x 3.20m)**

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

**Bedroom 4 11'3 x 10'6 (3.43m x 3.20m)**

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

**Bedroom 5 11'3 x 8'9 (3.43m x 2.67m)**

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

**Family Bathroom 7'7 x 6'6 (2.31m x 1.98m)**

Upvc double glazed window to side, panelled bath with shower over, low level wc & pedestal wash hand basin, heated towel rail, partly tiled walls, recessed down lights.

**Rear Garden**

A beautifully maintained area which is partly paved, mainly laid to lawn. a beautiful paved area also to the rear which is perfect for entertaining. Cold water tap, gated side access, door to double garage.

**Double Garage**

Up & over door with power & lighting.

**Tenure**

Freehold. Please note there is a small service charge for the estate.

**Services**

Mains water, gas, electricity & drainage.

**Local Authority**

Gloucester City Council - Band F

**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			91
(81-91) B		85	
(69-80) C			
(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	

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