



14 Marefield Close

, Barnwood, GL4 3TU

£495,000



Murdock & Wasley Estate Agents are delighted to welcome to the open market this well-presented four-bedroom detached family home located in the desirable Barnwood area. The property is in good working order throughout, making it an excellent choice for families looking for a spacious and comfortable home. In terms of living accommodation. On the ground floor we have: Entrance hallway, cloakroom, study, lounge, kitchen/diner & utility.

Upstairs are four bedrooms, en-suite & bathroom. Outside to the rear we have an enclosed & private garden while to the front we have a double garage & parking.

Early viewing is strongly advised.



Entrance Hallway 14'0" x 6'1" (4.28 x 1.87)

Approached via Upvc double glazed front door, radiator, stairs leading to first floor with under stairs storage, doors to cloakroom, lounge, study & kitchen/diner.

Cloakroom 7'1" x 2'9" (2.16 x 0.84)

Upvc frosted double glazed window to side, low level wc & pedestal wash hand basin, radiator, part tiled walls, towel rail.

Study 9'1" x 7'1" (2.78 x 2.16)

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

Lounge 17'5" x 12'0" (5.32 x 3.66)

Upvc double glazed bay window to front & Upvc double glazed sliding doors to rear, radiator, power points.

Kitchen/Diner 20'2" x 10'6" (6.16 x 3.22)

Two Upvc double glazed windows to rear & Upvc double glazed box bay window to rear, eye & base level units with roll edge work tops, sink/drain, built in fridge/freezer, dishwasher & washing machine, radiator, power points, recessed down lights. Door to:

Utility Room 6'0" x 5'11" (1.84 x 1.81)

Upvc double glazed door to side, base level units with roll edge work tops, wall mounted combination boiler, plumbing & space for appliances. radiator.

First Floor Landing 16'9" x 6'9" (5.12 x 2.06)

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

Bedroom 1 13'8" x 10'8" (4.18 x 3.27)

Two Upvc double glazed windows to rear, radiator, power points, built in wardrobes. Door to:

En-Suite 7'6" x 6'5" (2.31 x 1.98)

Upvc frosted double glazed windows to rear, shower cubicle, low level wc & pedestal wash hand basin, heated towel rail, shaver point.

Bedroom 2 10'10" x 10'2" (3.31 x 3.10)

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

Bedroom 3 12'0" x 8'9" (3.68 x 2.68)

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

Bedroom 4 9'1" x 6'9" (2.79 x 2.06)

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

Bathroom 8'2" x 6'5" (2.51 x 1.98)

Upvc frosted double glazed window to side, panelled bath with shower over, low level wc & pedestal wash hand basin, partly tiled walls, shaver point.

Rear Garden

An enclosed area which is partly paved, mainly laid to lawn, gated side access.

Double Garage

Up & over door with power & lighting.

Tenure

Freehold.

Local Authority

Gloucester City Council- Band E

Services

Mains water, gas, electricity & drainage.

Awaiting Vendor Approval

These 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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		68	80
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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

