



91 Melville Road

Churchdown, Gloucester, GL3 2RF

£480,000



Murdock & Wasley Estate Agents are thrilled to introduce to the open market this exceptionally presented semi-detached home located in the highly sought-after area of Churchdown. Boasting a double-storey extension and a single-storey extension to the rear, this property offers expansive living space ideal for a growing family. In terms of living accommodation, we have: Entrance, cloakroom, lounge, OPEN PLAN Kitchen/Diner/Family & utility. Upstairs are four bedrooms & two separate bathrooms.

Outside to the rear is a fantastic size garden with DETACHED purpose built HOME OFFICE. To the side & front we have a GARAGE & Off road parking.

Further benefits of this wonderful home also include Upvc double glazing throughout, gas central heating & solar panels which are owned by the current owner saving them plenty of money throughout the year.



Entrance Hallway

Approached via Upvc double glazed front door, power points, stairs to first floor, radiator, LVT flooring, doors to lounge & cloakroom, opening to Open plan kitchen/diner/family room.

Cloakroom 4'7" x 2'4" (1.42 x 0.72)

Modern suite comprising of low level wc & pedestal wash hand basin. Lvt flooring.

Lounge 17'4 x 10'2 (5.28m x 3.10m)

Upvc double glazed windows to front, television point, radiator, power points, log burner, recessed down lights.

Open Plan Kitchen/Diner/Family Room 27'2" x 20'0" (8.29 x 6.12)

Two Upvc double glazed window to side & bi-folding doors to rear, eye & base level units with "Quartz" work tops, sink/drain, electric double oven with separate induction hob/hood, built in fridge/freezer & dishwasher, skylight, power points, LVT flooring. Door to:

Utility Room 8'8" x 5'5" (2.65 x 1.67)

Upvc double glazed door to rear garden, door leading into garage. Under stairs storage cupboard, base level units with roll edge work tops, plumbing & space for washing machine & tumble dryer, recessed down lights, LVT flooring.

First Floor Landing

Access to loft via hatch, cupboard housing boiler, doors to all rooms.

Bedroom 1 13'0" x 11'9" (3.97 x 3.59)

Upvc double glazed bay window to front, radiator, power points, recessed down lights.

Bedroom 2 12'5" x 10'0" (3.81 x 3.05)

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

Bedroom 3 9'0" x 8'2" (2.75 x 2.51)

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

Bedroom 4 12'11" x 6'0" (3.95 x 1.85)

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

Bathroom 9'0" x 5'7" (2.76 x 1.72)

Upvc frosted double glazed window to rear, freestanding bath, low level wc & pedestal wash hand basin, laminate flooring, tiled walls., heated towel rail.

Shower Room 6'8" x 5'6" (2.05 x 1.69)

Upvc frosted double glazed window to front, walk in shower, heated towel rail, tiled walls, recessed down lights;

Rear Garden

A fantastic size garden which is partly paved, mainly laid to lawn with a raised area to rear which holds a purpose built garden room/home office.

Home Office 14'3" x 8'6" (4.35 x 2.61)

Accessed via Upvc double glazed front doors, power & lighting.

Garage

Roller edge door, power & lighting.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | 89 | 92 |
| (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 | | 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 | |

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