



## 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/drainer, 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

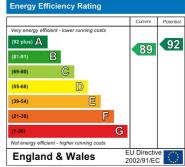
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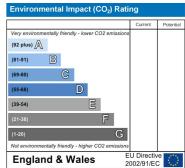
#### **Services**

Mains water, gas, electricity & drainage.

#### **Local Authority**







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