



## 97 Pirton Lane

Churchdown, Gloucester, GL3 2SB

**Offers in excess of £600,000**



Murdock & Wasley Estate Agents are delighted to bring to the market this contemporary detached property, beautifully situated in a prime Churchdown location. Extensively extended over the years, this home offers exceptional living space and must be seen to be fully appreciated. In terms of internal living space, we have: Entrance hallway, OPEN PLAN Kitchen/Diner/Lounge, utility, four double bedrooms, two en-suite shower rooms & master family bathroom.

Outside space is very impressive, with a larger than average garden with purpose built home gym, shed. To the front we have ample off road parking.





### Entrance Hallway

Approached via Upvc double glazed front door. Solid oak doors to bedrooms 3,4 & bathroom, recessed down lights, power points.

### Open Plan Kitchen/Diner/Family Room 24'9 x 20'0 (7.54m x 6.10m)

UPVC double glazed windows and patio doors to rear aspect leading to garden. Five double, wall mounted radiators. A range of eye level and base units including breakfast bar with laminate worktops over, 1 ½ bowl sink and drainer unit. Extractor hood and gas cooker point. Integral fridge freezer and dishwasher. Door to utility & living room, staircase to first floor.

### Utility

UPVC double glazed window to front aspect. Single wall mounted radiators. Combination boiler. Work surfaces Plumbing for washing machine. Spotlights to ceiling. Laminate flooring.

### Living Room 20'4 x 11'7 (6.20m x 3.53m)

UPVC double glazed window to rear aspect. Two double wall mounted radiators and television point. Spotlights to ceiling.

### Family Bathroom

UPVC double glazed frosted window to side aspect. Single wall mounted radiator. Modern white suite comprising of a low level W.C, vanity wash hand basin, tiled splash backs, tiled shower cubicle with mains shower head over. Panelled bath with mixer tap and shower attachment. Part tiled walls, extractor fan, heated chrome towel rail. Spotlights to ceiling.

### Bedroom 3 12'5 x 11'3 (3.78m x 3.43m)

UPVC double glazed bay style window to front aspect. Double wall mounted radiator. Television point. Spotlights to ceiling.

### Bedroom 4 11'2 x 9'4 (3.40m x 2.84m)

UPVC double glazed windows to front aspect. Double wall mounted radiator. Television point. Spotlights to ceiling.

### First Floor Landing

UPVC double glazed window to side aspect. Solid oak doors to all rooms. Storage cupboard. Spotlights to ceiling.

### Bedroom 1 11'2 x 11'2 (3.40m x 3.40m)

UPVC double glazed window to rear aspect. Double wall mounted radiator. Television point. Spotlights to ceiling.

### En-Suite

Tiled shower cubicle, low level W.C, vanity basin, tiled splashbacks. Chrome heated towel rail. Extractor fan. Spotlights to ceiling.

### Bedroom 2 12'1 x 9'8 (3.68m x 2.95m)

UPVC double glazed windows to rear aspect. Double wall mounted radiator. Television point. Spotlights to ceiling.

### En-Suite

UPVC double glazed window to rear aspect. Tiled shower cubicle, low level W.C, vanity basin with tiled splash backs. Heated chrome towel rail. Spotlights to ceiling.

### Rear Gardens

Fantastic size which is partly paved, partly laid to artificial lawn, mainly laid to lawn, shed, gym, cold water tap.

### Tenure

Freehold.

### Services

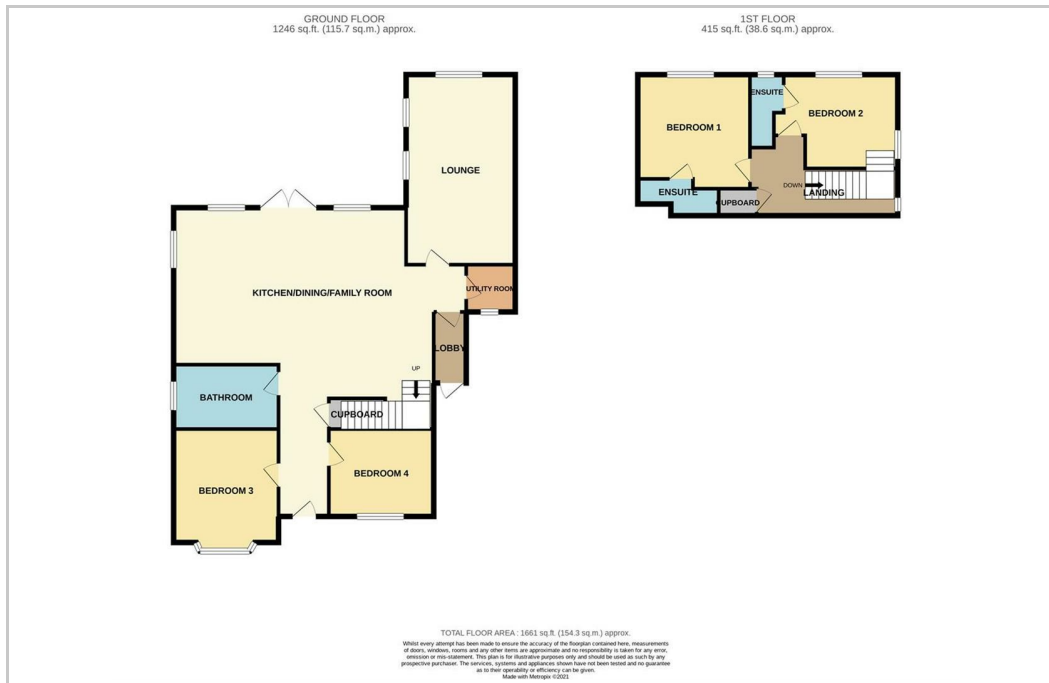
Mains water, gas, electricity & drainage.

### Local Authority

Tewkesbury Council- Band E

### 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
(81-91) B			
(69-80) C			
(55-68) D		66	
(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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