



## 8 Chislet Way

Tuffley, Gloucester, GL4 0QQ

**Offers over £400,000**



Murdock and Wasley Estate Agents are excited to offer this delightful family home, nestled at the end of a quiet cul-de-sac in a popular location. Conveniently located within walking distance of top-rated primary and secondary schools, this property has been lovingly maintained by its current owners.

Inside, you'll find generous living spaces, four double bedrooms (including a master bedroom with an en-suite), and a spacious driveway with ample parking. The private garden features a fully equipped garden room with power and lighting, perfect for a variety of uses.



### Hallway

Accessed via upvc double glazed door, power points, radiator, laminate flooring, stairs to first floor landing. Doors lead off:

### Cloakroom

Low level WC, wall-mounted wash hand basin with mixer tap over, tiled flooring.

### Kitchen

Range of base, wall and drawer mounted units, rolled edged worktops, stainless steel sink unit with a mixer tap over. Appliance points, power points, oven/ grill with four ring gas hob and extractor hood over, integrated dishwasher and washing machine, space for American fridge/ freezer. Laminate flooring, partly tiled walls, rear aspect upvc double glazed window. Opening to:

### Dining Room

Power points, radiator, space for dining table, rear aspect upvc double glazed sliding doors.

### Lounge

Tv point, power points, radiator, feature Cotswold stone fire place, laminate flooring, front aspect upvc double glazed window.

### Landing

Power points, access to loft space. Doors lead off:

### Master Bedroom

Tv point, power points, radiator, front aspect upvc double glazed window. Door to:

### En-Suite

Suite comprising step in shower cubicle with electric shower, vanity wash hand basin with storage below and mixer tap over, low level WC. Built in storage cupboards, heated towel rail, fully tiled walls, tiled flooring, inset ceiling spotlights, side aspect upvc double glazed window.

### Bedroom Two

Power points, radiator, built in wardrobe with sliding mirror fronted doors, wooden door to storage cupboard, laminate flooring, front aspect upvc double glazed window.

### Bedroom Three

Power points, radiator, rear aspect upvc double glazed window.

### Bedroom Four

Power points, radiator, rear aspect upvc double glazed window.

### Bathroom

Suite comprising panelled bath with separate shower attachment, low level WC, vanity wash hand basin with storage beneath and mixer tap over. Heated towel rail, partly tiled walls, tiled flooring, rear aspect upvc double glazed window.

### Outside

To the front of the property, a block-paved driveway provides off-road parking for multiple vehicles. This leads to the:

### Garage

Accessed via up 'n' over door. Power and lighting, door to

A wooden gate to the side of the property provides access to the rear garden.

To the rear there's an enclosed garden with a lawn and a patio area perfect for setting up a table and chairs for entertaining. Next to the patio, a gravel pathway leads to a garden room that comes equipped with power and lighting.

### Tenure

Freehold

### Local Authority

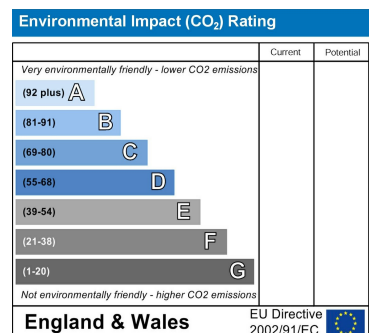
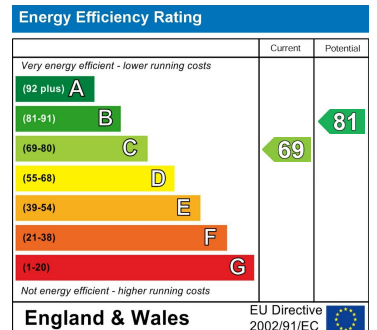
Gloucester City Council  
Council Tax Band: D

### Services

Mains water, gas, electricity & drainage.

### 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.



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.

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