



117 Estcourt Road , Gloucester, GL1 3LN

£625,000



Murdock & Wasley Estate Agents are pleased to present this fabulous extended 1930s four-bedroom detached property, located on one of Gloucester's most prestigious tree-lined roads. This home is ideally situated near top-achieving grammar schools, the Royal Hospital, and offers excellent transport links.

Inside, the property offers spacious and versatile living accommodation, including three reception rooms, a modern kitchen/diner, and a master bedroom with an en-suite bathroom, perfect for a growing family.

The beautifully maintained garden, complete with a flagstone patio, is ideal for outdoor seating and entertaining.

Don't miss the chance to make this wonderful home yours!



Entrance Hall

Accessed via upvc double glazed door, power points, radiator, wooden door to understairs storage cupboard, parquet flooring, coving. Doors lead off:

Kitchen/Diner

Range of base, drawer and wall mounted units, Quartz worksurfaces, one and a half sink unit with mixer tap over. Appliance points, power points, integral dishwasher, space for Range cooker, fridge/freezer, washing machine and dining table. Wall mounted radiators, inset ceiling spotlights, ceramic tiled flooring, two Velux roof lights, rear and side aspect upvc double glazed windows and bi-folding door leading to the garden. Opening to:

Sitting Room

Tv point, power points, radiator, picture rail, inset ceiling spotlights, coving.

Lounge

Tv point, power points, feature fireplace with wood burning stove, radiator, fitted storage cupboards, wooden flooring, picture rail, coving, front aspect upvc double glazed bay window with bespoke seat and storage.

Cloakroom

Low level wc, pedestal wash hand basin, tiled flooring, side aspect upvc double glazed window.

Landing

Access to loft space with drop down ladder, side aspect upvc double glazed window. Doors lead off:

Master Bedroom

Tv point, power points, fitted wardrobes, radiator, picture rail, inset ceiling spotlights, coving, rear aspect upvc double glazed window. Door to:

En-Suite

Suite comprising step in double shower cubicle with shower off the mains, low level wc, pedestal wash hand basin, traditional column radiator with towel rail above, partly tiled walls, tiled flooring, front aspect upvc double glazed window,

Bedroom Two

Power points, radiator, built in wardrobes and storage, picture rail, coving, fitted shutter blinds, front aspect upvc double glazed bay window.

Bedroom Three

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

Bedroom Four

Power points, radiator, fitted wardrobes, coving, front aspect upvc double glazed window.

Bathroom

Suite comprising double step in shower cubicle with shower off the mains, freestanding bath, 'his and hers' vanity wash hand basin with storage below and mixer taps over, low level wc, heated towel rail, partly tiled walls, inset ceiling spotlights, rear aspect upvc double glazed window.

Outside

To the front of the property, a low brick wall with an opening leads to a tarmacadam and gravel driveway, offering off-road parking for multiple vehicles. The driveway continues to double doors that provide access to the garage.

Garage

Power, lighting, gas fired combination boiler. Door to:

Gym

Power points, inset ceiling spotlights, rear upvc double glazed French doors leading to the garden.

To the side of the property, there is a wooden gate for access to the rear garden.

To the rear of the property you'll find a beautifully maintained garden featuring a flagstone patio, perfect for outdoor seating and entertaining. The patio leads to a spacious, flat laid lawn fully enclosed and surrounded by well-tended flower beds and a further patio area framed by wooden borders. Further benefits include, security lighting and outside tap.

Tenure

Freehold

Local Authority

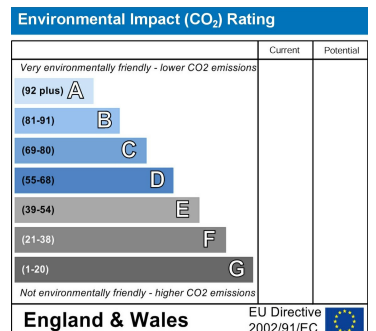
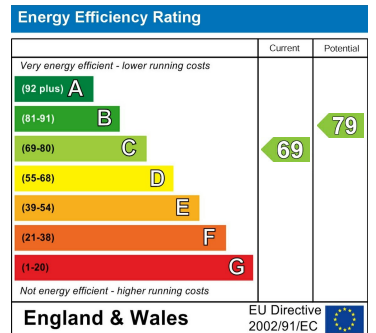
Gloucester City Council
Council Tax Band: E

Services

Mains water, gas, electricity and 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.



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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