



7 Churchview Drive

Barnwood, GL4 3ES

£475,000



We are delighted to welcome to the open market this eye-catching, exceptionally well-appointed, and spacious family home, located in a highly desirable cul-de-sac in Barnwood.

This property is perfectly suited for a growing family looking for their forever home, offering a harmonious blend of modern living and ample space across two floors. The home has been thoughtfully extended to cater to family needs, providing a balance of both communal and private spaces.

The accommodation comprises of: Entrance hallway, cloakroom, lounge, kitchen, extended dining/family room & utility (partly converted in the garage) Upstairs are four double bedrooms, en-suite & bathroom.

Outside to the rear we have an enclosed garden with garage & driveway to the front.



Entrance Hallway

Approached via Upvc double glazed front door, radiator, power point, stairs leading to first floor with under stairs storage, central heating thermostat, doors to cloakroom, lounge, kitchen & garage with utility space,

Cloakroom 7'10" x 2'8" (2.40 x 0.82)

Upvc double glazed frosted window to side, low level wc & pedestal wash hand basin, radiator, towel rail.

Lounge 17'2" x 11'9" (5.25 x 3.60)

Upvc double glazed bay window to front, television point, radiator, power points, coving, door through to:

Dining Area & Family Area 18'0" x 11'6" (5.49 x 3.52)

Upvc double glazed bi folding doors to rear, windows to side, two velux windows, radiator, power points, recessed down lights, door to:

Kitchen 13'10" x 8'2" (4.24 x 2.50)

Upvc double glazed window & doors to rear, eye & base level units, sink/drain with in-sinkerator, Neff ovens, with separate gas hob & hood, built in Bosch dishwasher, with floor display, recessed down lights, space for fridge/freezer, power points, cupboard housing combination boiler.

First Floor Landing

Access to boarded loft via hatch with ladder, doors to all rooms. Doors to all rooms.

Bedroom 1 12'0" x 11'8" (3.68 x 3.58)

Upvc double glazed windows to front, radiator, power points, built in wardrobes. Door to:

En-Suite Shower Room 5'8" x 5'8" (1.75 x 1.74)

Upvc frosted double glazed window to front, shower cubicle, low level wc & pedestal wash hand basin, tiled walls, extractor fan, recessed down light.

Bedroom 2 10'9" x 10'7" (3.29 x 3.25)

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

Bedroom 3 9'6" x 7'0" (2.91 x 2.15)

Upvc double glazed windows to rear, radiator, power points, built in wardrobe.

Bedroom 4 8'8" x 8'6" (2.66 x 2.61)

Upvc double glazed windows to rear, radiator, power points, built in wardrobe.

Bathroom 7'11" x 5'7" (2.42 x 1.71)

Upvc frosted double glazed window to rear, panelled bath with shower over, low level wc & pedestal wash hand basin, partly tiled walls, radiator, towel rail.

Rear Garden

A beautifully maintained rear garden which is partly paved, mainly laid to lawn, cold water tap, gated side access.

Garage 17'0" x 7'10" (5.19 x 2.39)

Up & over door to front, Upvc double glazed to side, fuse panel, power & lighting & utility space.

Tenure

Freehold.

Services

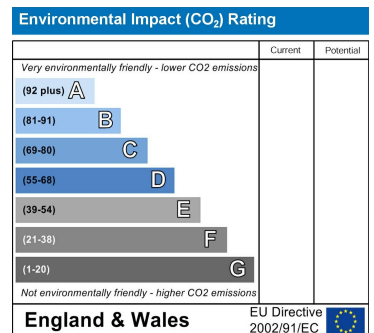
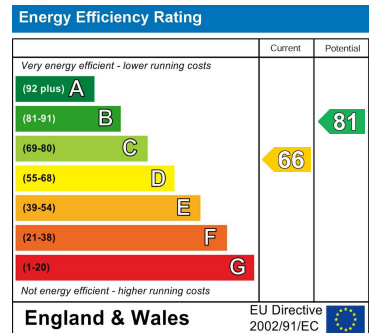
Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- Band E

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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