



15 Kaybourne Crescent , Gloucester, GL3 2HL

£399,950



Inside, the hub of the home is a beautifully extended kitchen/dining/family room, equipped with a top-spec kitchen featuring integrated appliances and sleek quartz work surfaces. Positioned at the rear, this spacious area has doors leading out to the garden, making it perfect for both entertaining and family gatherings.

At the front of the house is the lounge, a stylish and well-decorated space with a feature fireplace, creating a cozy environment.

There are three well-sized bedrooms, with the main bedroom offering a large storage cupboard that has the potential to be converted into an en-suite shower room. The other two bedrooms are also generously sized and are served by a refitted shower room.

Outside, the property boasts ample parking for four to five cars. There's wide side access leading to an impressive, large, well-stocked garden, providing an ideal outdoor space for relaxation and entertaining.



Entrance Hallway 19'4" x 2'11" (5.9 x 0.9)

Approached via Upvc double glazed front door, radiator, power points, access to loft via hatch, doors leading to all rooms. central heating thermostat.

Lounge 15'2" x 11'8" (4.64 x 3.58)

Upvc double glazed windows, two radiators, power points, log burner, recessed down lights.

Open Plan Kitchen/Diner 24'9" x 10'5" (7.56 x 3.18)

Upvc double glazed french doors to rear, single door to side, Upvc double glazed multiple windows to side, to skylights, eye & base level units with quartz work tops, built in electric oven with separate induction hob & hood, integral fridge/freezer, dishwasher & microwave. radiator, power points, cupboard housing combination boiler. laminate flooring.

Bedroom 1 16'6" x 9'1" (5.03 x 2.78)

Upvc double glazed window to rear, radiator, power points, storage cupboard.

Bedroom 2 10'3" x 9'10" (3.14 x 3.02)

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

Bedroom 3 10'3" x 7'4" (3.14 x 2.26)

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

Shower Room 6'5" x 7'4" (1.97 x 2.24)

Upvc frosted double glazed window to side, shower cubicle, low level wc & pedestal wash hand basin, heated towel rail, under floor heating.

Rear Garden

A fantastic size garden which is partly paved, mainly laid to lawn, cold water tap, large summerhouse, gated side access.

Garage

Up & over door.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage, under floor heating (in the shower room)

Local Authority

Tewkesbury Borough Council- Band D

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		69	
(55-68) D			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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