



## 45 Windfall Way

Elmbridge, Gloucester, GL2 0RP

**£425,000**



We are delighted to welcome to the market this exceptionally maintained and spacious detached property, built by the highly regarded "Redrow Homes." The internal living accommodation offers Entrance hallway, cloakroom, lounge, OPEN PLAN Kitchen/Diner, four double bedrooms, en-suite & master bathroom. Outside we have an enclosed wrap-around garden. To the front we have parking and a garage. This home is ideal for growing families. Early viewing is essential to fully appreciate all that this fantastic property has to offer.





### Entrance Hallway

Approached via front door, radiator, power points, stairs to first floor with under stairs storage, doors to cloakroom, lounge & open plan kitchen/diner, central heating thermostat.

### Cloakroom 6'0" x 3'1" (1.84 x 0.95)

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

### Lounge 16'0" x 10'9" (4.88 x 3.28)

Upvc double glazed windows to front, radiator, television point, power points, opening through to:

### Open Plan Kitchen/Diner 19'5" x 10'2" (5.92 x 3.10)

Upvc double glazed windows & sliding doors to rear, double glazed door to side, eye & base level units with roll edge work tops. sink/drain, electric oven with induction hob, integral dishwasher, space for appliances, tiled flooring, power points.

### First Floor Landing

Radiator, storage cupboard, stairs leading to first floor, doors to bedrooms 2,3,4 & bathroom.

### Bedroom 2 13'7" x 11'2" (4.15 x 3.42)

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

### Bedroom 3 11'3" x 10'5" (3.44 x 3.20)

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

### Bedroom 4 9'8" x 7'10" (2.95 x 2.39)

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

### Bathroom 7'10" x 6'0" (2.40 x 1.83)

Upvc frosted double glazed windows to front, panelled bath with shower over, low level wc & pedestal wash hand basin, partly tiled walls, extractor fan, heated towel rail.

### Second Floor Landing

Door through to:

### Bedroom 1 13'1" x 11'2" (4.01 x 3.41)

Upvc double glazed window to front, velux window to rear, built in wardrobes, radiator, power points. Door to:

### En-Suite 7'10" x 7'11" (2.39 x 2.42)

Velux window, shower cubicle, low level wc & two vanity wash hand basin, partly tiled walls.

### Rear Garden

A fantastic size garden which is partly paved, partly laid to artificial lawn & a side area which is laid to lawn, cold water tap, gated side access.

### Garage

Up & over door.

### Tenure

Freehold.

### Services

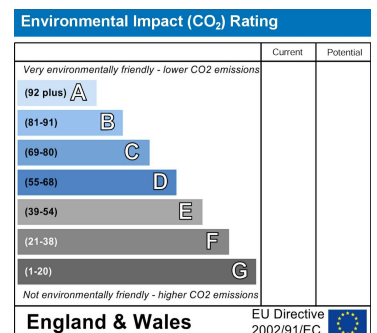
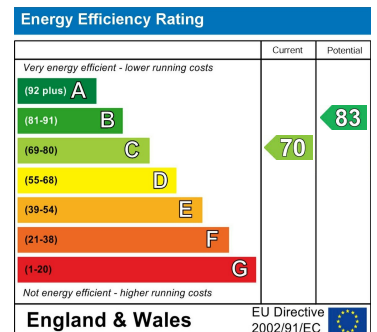
Mains water, gas, electricity & drainage.

### 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.

10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW email:office@mwea.co.uk

GLoucester 01452 682952 WWW.MWEA.CO.UK

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at 10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW

