



## 12 Laines Walk

Tuffley, Gloucester, GL4 0XH

**Offers in excess of £385,000**



Murdock & Wasley Estate Agents present this exquisite four-bedroom detached family home, perfectly situated in a highly sought-after Tuffley location. Occupying a generous corner plot, this impressive property features a tandem driveway, a garage, and convenient side access leading to a beautifully landscaped and privately enclosed rear garden.

On the ground floor, the home offers two stylish reception rooms and a stunning kitchen/diner, all decorated to an exceptional standard. Additionally, a practical utility area and a downstairs W/C enhance the functionality of the space.

The first floor boasts a spacious and welcoming hallway leading to four well-proportioned bedrooms. The master bedroom benefits from an elegant en-suite, while the remaining bedrooms are served by a beautifully appointed family bathroom. A useful storage cupboard provides additional convenience.



**Entrance Hallway 13'1 x 3'9 (3.99m x 1.14m)**

Approached via Upvc double glazed front door, radiator, power points, stairs leading to first floor, doors to both reception rooms & kitchen/diner.

**Lounge 13'1 x 10'7 (3.99m x 3.23m)**

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

**Study/ Second Reception Room 10'8 x 9'9 (3.25m x 2.97m)**

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

**Open Plan Kitchen/Diner 20'2 x 9'6 (6.15m x 2.90m)**

Upvc double glazed windows & french doors to rear, eye & base level units with roll edge work tops, sink/drain, electric oven with gas hob & hood, built in fridge/freezer & dishwasher, power points, tiled flooring, radiator. Door to:

**Utility Room 6'0 x 5'2 (1.83m x 1.57m)**

Double glazed door to side, base level units with roll edge work tops, wall mounted combination boiler, space & plumbing for both washing machine & tumble dryer, radiator. Door to:

**Cloakroom 5'2 x 3'1 (1.57m x 0.94m)**

Low level wc & pedestal wash hand basin, radiator, tiled flooring, partly tiled walls.

**First Floor Landing 8'2 x 7'11 (2.49m x 2.41m)**

Upvc double glazed window to side, access to loft via hatch, storage cupboard, doors to all rooms.

**Bedroom 1 11'4 x 10'10 (3.45m x 3.30m)**

Upvc double glazed windows to rear, radiator, power points, door to:

**En-Suite 6'0 x 3'8 (1.83m x 1.12m)**

Upvc frosted double glazed window to rear, shower cubicle, low level wc & pedestal wash hand basin, partly tiled walls, extractor fan, heated towel rail, radiator.

**Bedroom 2 11'6 x 8'5 (3.51m x 2.57m)**

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

**Bedroom 3 9'9 x 8'10 (2.97m x 2.69m)**

Upvc double glazed windows to both side & front, radiator, power points.

**Bedroom 4 8'1 x 7'9 (2.46m x 2.36m)**

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

**Bathroom 8'1 x 6'3 (2.46m x 1.91m)**

Upvc frosted double glazed window to side, panelled bath, low level wc & pedestal wash hand basin, radiator, partly tiled walls.

**Rear Garden**

An enclosed area which is partly paved, mainly laid to lawn, cold water tap, gated side access.

**Garage**

Up & over door.

**Tenure**

Freehold. Please note there is an annual service charge.

**Local Authority**

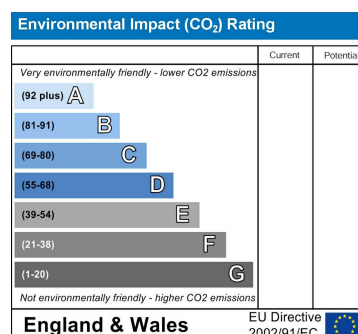
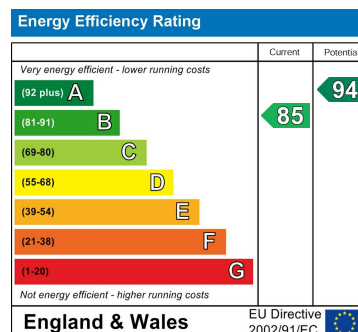
Gloucester City Council- Band D

**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.

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

