



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/drainer, 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.



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