



## 16 Armada Close

Churchdown, Gloucester, GL3 1ND

**£450,000**



Murdock & Wasley Estate Agents are delighted to bring to market this superb four-bedroom detached family home, perfectly situated on a corner plot, in a sought-after location close to outstanding schools and excellent transport links.

Offering spacious and versatile living, the property features two reception rooms, two conservatories, and a master bedroom with an en-suite. It also benefits from a well-maintained enclosed rear garden and a double garage.



#### Porch

Accessed via upvc double glazed door, tiled flooring, side aspect upvc double glazed windows. Door to:

#### Entrance Hall

Telephone points, power points, radiator, stairs to first floor landing, coving, door to storage cupboard. Door to:

#### Cloakroom

Low level wc, wall mounted wash hand basin, radiator, tiled flooring, side aspect upvc double glazed window.

#### Kitchen

Range of base, wall and drawer mounted units, laminate worksurfaces, sink unit with a mixer tap over. Appliance points, power points, eye level double oven/ grill, four ring hob and extractor hood over, integral dishwasher, fridge and freezer. Partly tiled walls, radiator, rear aspect upvc double glazed window.

#### Utility

Wall mounted units, laminate worksurface, appliance points, power points, space for washing machine and tumble drier. Glow worm gas fired boiler, radiator, tiled flooring, side aspect upvc double glazed window.

#### Conservatory

Of upvc construction with a polycarbonate roof, tiled flooring and double glazed door leading to the garden.

#### Dining Room

Power points, radiator, coving, space for dining table, rear aspect upvc double glazed window.

#### Lounge

Tv point, telephone point, power points, radiator, coving, feature gas fireplace with brick surround, front aspect upvc double glazed bay window and rear aspect sliding wooden double glazed doors leading to the:

#### Conservatory

Of upvc construction with a polycarbonate roof and double doors leading to the garden.

#### Landing

Access to loft space, power point, door to airing cupboard, side aspect upvc double glazed window. Doors lead off:

#### Master Bedroom

Tv point, power points, radiator, built in wardrobes with mirror fronted doors, rear aspect upvc double glazed window. Door to:

#### En-Suite

Suite comprising step in shower cubicle with shower off the mains, low level wc, vanity wash hand basin with mixer tap over and storage below. Tiled walls and floors, radiator, front aspect upvc double glazed window.

#### Bedroom Two

Power points, radiator, built in wardrobes, rear aspect upvc double glazed window.

#### Bedroom Three

Power points, radiator, built in wardrobes, front aspect upvc double glazed window.

#### Bedroom Four

Power points, radiator, built in wardrobes, rear aspect upvc double glazed window.

#### Bathroom

Suite comprising panelled bath with shower over, low level wc, his and hers sink unit with storage below. Radiator, shaver point, partly tiled walls, front aspect upvc double glazed window.

#### Outside

To the front of the property there is a tarmacadam driveway suitable for the off road parking of two/three vehicles. This leads to the:

#### Double Garage

Accessed via up 'n' over doors with power, lighting and a convenient personnel door.

Wooden gates to either side of the property provide access to the rear garden.

The property boasts two beautifully maintained gardens, each offering its own unique charm.

To the side, you'll find a well-kept lawn, complemented by a summer house, a practical garden shed, and neatly manicured flower beds that add a splash of colour.

The rear garden is perfect for outdoor dining and entertaining, featuring a paved patio ideal for a table and chairs. Beyond the patio, a flat lawn extends, framed by an array of mature trees and shrubs,

#### Tenure

Freehold

#### Local Authority

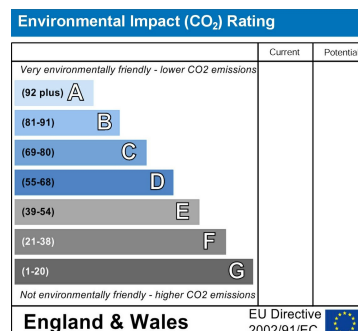
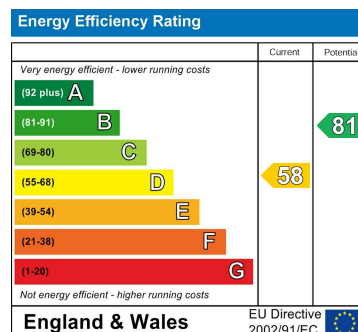
Tewkesbury Borough Council  
Council Tax Band: E

#### Services

Mains water, gas, electricity and 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.



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