



28 Linton Avenue, Kingsway

Quedgeley, Gloucester, GL2 2DR

Offers over £400,000



Murdock & Wasley Estate Agents are delighted to bring to the market this outstanding five-bedroom detached family home, ideally located within easy reach of local amenities and excellent transport links.

Beautifully arranged over three floors, this impressive home offers generous and flexible living space. The heart of the property is a newly fitted kitchen/ breakfast room, complemented by three well-proportioned reception rooms, perfect for both family life and entertaining. Three of the five spacious bedrooms benefit from access to en-suite bathrooms, adding a touch of luxury and convenience.

Externally, the property features an enclosed garden, a garage, and a driveway, providing ample parking and outdoor space.



Entrance Hall

Accessed via solid wooden door, power points, radiator, BT socket, laminate flooring, stairs to first floor landing, door to storage cupboard. Doors lead off:

Cloakroom

Low level wc, wall mounted wash hand basin, laminate flooring.

Kitchen/ Breakfast Room

Range of base, wall and drawer mounted units, compressed laminate worksurfaces, sink unit with mixer tap over. Appliance points, power points, eye level oven/ grill, combi microwave/ oven, four ring induction hob with extractor hood over. Integral tall fridge/ freezer and dishwasher, space for American fridge/ freezer, breakfast bar, LVT flooring, two rear aspect upvc double glazed windows. Door to:

Utility

Base and wall mounted units, laminate worksurface, sink unit with mixer tap over. Space for washing machine and tumble drier, Ideal gas fired boiler, radiator, LVT flooring, side aspect door to garden.

Dining Room

Tv point, power points, radiator, laminate flooring, front aspect upvc double glazed window.

Lounge

Tv point, telephone point, power points, radiator, laminate flooring, rear aspect upvc double glazed French doors.

Study

Power points, radiator, laminate flooring, front aspect upvc double glazed window.

Landing

Power points, radiator, wooden door to airing cupboard housing the pressurised cylinder. Doors lead off:

Master Bedroom

Tv point, telephone point, power points, radiator, built in wardrobes with mirror fronted doors, two front aspect upvc double glazed windows. Door to:

En-Suite

Suite comprising step in shower cubicle with shower off the mains, low level wc, pedestal wash hand basin. Radiator, tiled flooring, front aspect upvc double glazed window.

Bedroom Three

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

En-Suite

Suite comprising step in shower cubicle with shower off the mains, low level wc, pedestal wash hand basin. Radiator, tiled flooring, rear aspect upvc double glazed window. Door to:

Bedroom Four

Power points, radiator, front aspect upvc double glazed window.

Bathroom

Suite comprising panelled bath, low level wc, pedestal wash hand basin. Shaver point, radiator, tiled flooring, front aspect upvc double glazed window.

Landing

Power points. Doors lead off:

Bedroom Two

Tv point, power points, radiator, front aspect upvc double glazed window.

Bedroom Five

Power points, radiator, front aspect upvc double glazed window.

Shower Room

Suite comprising step in shower cubicle with shower off the mains, low level wc, pedestal wash hand basin, partly tiled walls, Velux roof light.

Outside

To the front of the property a wrought iron gate opens onto a path that leads to the front door.

To the side of the property a tarmac driveway provides off road parking and leads to the:

Garage

Accessed via up 'n' over door, with power, lighting and rear personnel door.

To the rear of the property, you'll find an enclosed garden, thoughtfully designed for both relaxation and entertaining. It features two spacious patio areas, perfect for outdoor dining and social gatherings, along with a well-maintained lawn bordered by mature trees and shrubs. Additionally, there is a convenient outside tap.

Tenure

Freehold

Local Authority

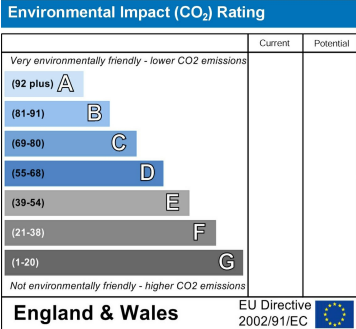
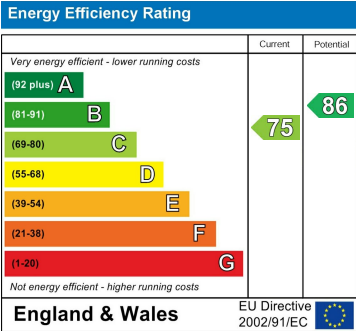
Gloucester City Council
Council Tax Band: E

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.



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

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