



6 Parton Road

Churchdown, Gloucester, GL3 2AD

Offers in excess of £350,000



Murdock & Wasley Estate Agents are thrilled to present this newly built, four-bedroom detached home to the open market. Ideally located in a popular and convenient area, the property benefits from close proximity to outstanding schools, local amenities, and excellent transport links.

Offered with no onward chain, this impressive home spans three floors. The ground floor boasts a modern kitchen/ diner, alongside a cloakroom and spacious lounge that seamlessly opens to the rear garden. The first floor hosts three bedrooms and a bathroom, while the top floor is dedicated to a luxurious master suite, complete with a stylish en-suite bathroom.



Entrance Hall

Access via composite double glazed door, power points, radiator, stairs to first floor landing, front aspect upvc double glazed window, wooden doors to utility cupboard providing space and plumbing for washing machine and tumbler drier. Door to:

Cloakroom

Low level wc, vanity wash hand basin with mixer tap over, radiator, vinyl flooring, inset ceiling spotlights.

Kitchen/ Diner

Range of base, wall and drawer mounted units, laminate worksurfaces, one and a half bowl sink unit with a mixer tap over. Appliance points, power points, oven/ grill with four ring induction hob and extractor hood over. Space for fridge/ freezer, dishwasher and dining table. Tv point, two radiators, inset ceiling, spotlights, front aspect upvc double glazed window.

Lounge

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

Landing

Power points, radiator, wooden door to airing cupboard housing the pressurised cylinder, front aspect upvc double glazed window. Doors lead off:

Bedroom Two

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

Bedroom Three

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

Bedroom Four

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

Bathroom

Suite comprising corner shower cubicle with shower off the mains, panelled bath, vanity wash hand basin with mixer tap over, low level wc. Stainless steel heated towel rail, vinyl flooring.

Landing

Door to:

Master Bedroom

Power points with USB port, radiator, three Velux roof lights. Door to:

En-Suite

Suite comprising corner shower cubicle with shower off the mains, low level wc, vanity wash hand basin with mixer tap over. Stainless steel heated towel rail, inset ceiling spotlights, Velux roof light.

Outside

To the front of the property a gravelled driveway provides off road parking for two vehicles.

At the rear of the property, you'll find a flat garden featuring two patio areas, perfect for outdoor dining, entertaining, or simply relaxing. The space is fully enclosed with wooden panel fencing and brick walls, ensuring privacy and security.

Tenure

Freehold

Local Authority

Tewkesbury Borough Council
Council Tax Band: tbc

Services

Mains water, electricity and drainage. Air source heat pump.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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