



## 10 Romney Close

Gloucester, GL1 5NT

**Offers in excess of £600,000**



Murdock & Wasley Estate Agents are thrilled to present this outstanding five-bedroom detached family home, perfectly positioned in a highly sought-after cul-de-sac, just moments from top-performing schools and excellent transport links.

Inside, the property offers impressive versatility with three well-proportioned reception rooms, perfect for both relaxed family living and entertaining. Three of the five bedrooms benefit from their own en-suite, providing comfort and privacy for all.

The exterior doesn't disappoint either, featuring an enclosed rear garden, perfect for entertaining or unwinding in the warmer months. A generous block paved driveway provides ample off-road parking, complemented by a garage for additional storage or vehicle space.



#### Entrance Hall

Accessed via upvc double glazed door, power points, radiator, stairs to first floor landing, Karndeal flooring, wooden door to storage cupboard. Doors lead off.

#### Cloakroom

Low level wc, vanity wash hand basin with mixer tap over and storage below. Heated towel rail, Karndeal flooring, inset ceiling spotlights, rear aspect upvc double glazed window.

#### Kitchen/ Dining/ Living Area

Range of base and wall and mounted units, Quartz worksurfaces, stainless steel sink unit with mixer tap over. Appliance points, power points, two eye level Neff oven/ grills with warming trays beneath, induction hob and extractor hood over. Integral dishwasher, space for dining table and sofa, breakfast bar, Karndeal flooring, inset ceiling spotlights, wall mounted radiator, rear aspect upvc double glazed window and French doors leading to the garden. Door to:

#### Utility

Range of base and wall and mounted units, laminate worksurfaces, stainless steel sink unit with mixer tap over. Appliance points, power points, integral dishwasher, space for washing machine and tumble drier. Karndeal flooring, inset ceiling spotlights, radiator. Door to garage.

#### Lounge

Tv point, power points, radiator, coving, feature fireplace with brick surround and wood burning stove, wall lights, coving, front aspect upvc double glazed window, rear aspect upvc double glazed French doors leading to the garden.

#### Dining Room

Power points, two radiators, Karndeal flooring, base and wall mounted units with wooden worksurface, space for large dining table, inset ceiling spotlights, two front aspect upvc double glazed windows.

#### Landing

Doors lead off:

#### Master Bedroom

Power points, radiator, built in wardrobe, front aspect upvc double glazed window. Door to:

#### En-Suite

Suite comprising free standing bath, double shower cubicle with shower off the mains, concealed wc, vanity wash hand basin with mixer tap over and storage below. Heated towel rail, shaver point, inset ceiling spotlights, front aspect upvc double glazed window.

#### Bedroom Two

Power points, radiator, built in wardrobe, front 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 storage below. Heated towel rail, shaver point, inset ceiling spotlights.

#### Bedroom Three

Power points, radiator, front aspect upvc double glazed window. Door to:

#### En-Suite

Suite comprising step in shower cubicle with shower off the mains, low level wc, wall mounted wash hand basin with storage below. Heated towel rail, shaver point, upvc wall panelling, inset ceiling spotlights.

#### Bedroom Four

Power points, radiator, built in wardrobe, vanity wash hand basin with mixer tap over and storage below, shaver point, rear aspect upvc double glazed window.

#### Bedroom Five

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

#### Bathroom

Suite comprising panelled bath with shower off the mains over, low level wc, pedestal wash hand basin. Heated towel rail, shaver point, tiled walls, tiled flooring, rear aspect upvc double glazed window.

#### Outside

To the front of the property, a generous block paved driveway offers off-road parking for multiple vehicles. Adjacent to the driveway is a lawn, separated by a pathway that leads to the front door.

#### Garage

Accessed via electric up and over door with power, lighting and personnel door to garden.

To the rear of the property is a fully enclosed garden, featuring a patio area ideal for outdoor dining, barbecues, and entertaining. Steps lead down to a well-maintained lawn bordered by mature trees and flowering plants. The garden also benefits from a timber-framed shed and a canopy, both equipped with power and lighting. Additionally, there is an outside tap and garden lighting for added convenience.

#### Tenure

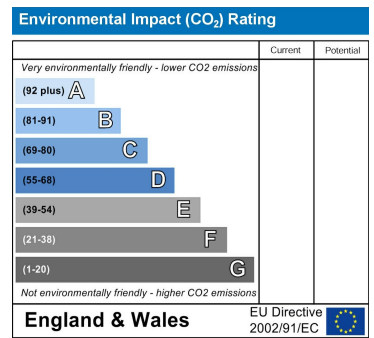
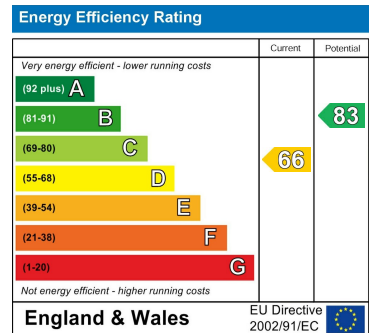
Freehold

#### Services

Mains water, gas, electricity and drainage.

#### Awaiting Vendor Approval

These 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.

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