



19 Kestrel Gardens

Quedgeley, Gloucester, GL2 4NR

£350,000



Much improved by the current owner, this fantastic home offers everything a modern family could wish for. The spacious layout includes two reception rooms, a kitchen/diner, a utility room, a conservatory, and a cloakroom. Upstairs, there are four bedrooms (three doubles), with the master bedroom benefiting from an ensuite and a separate dressing area, plus a contemporary family bathroom.

Outside, you'll find a well-presented garden, primarily laid with artificial grass and complemented by a flagstone patio seating area. The property also offers off-road parking for multiple vehicles. Perfectly located just a stone's throw from the canal, excellent primary and secondary schools, and an abundance of local amenities.



Entrance Hall

Accessed via composite door, power point, radiator, stairs to first floor landing. Doors lead off:

Lounge

Tv point, telephone point, power points, radiator, recessed shelving with feature lighting, wooden door to storage cupboard, front aspect upvc double glazed bay window.

Kitchen/Diner

Range of base, drawer and wall mounted units, laminates worksurfaces, single sink unit with mixer tap over. Appliance points, power points, integral oven, gas hob with extractor hood over, wine cooler, space for fridge and dining table and chairs. Radiator, tiled flooring, inset ceiling spotlights, front aspect upvc double glazed window and sliding door leading to the conservatory. Opening to:

Utility

Wall mounted units, laminate worktop, power points, space for washing machine and tumble dryer, door to storage cupboard, tiled flooring, inset ceiling spotlights, rear aspect upvc double glazed window and French door leading to the garden. Door to:

Cloakroom

Low level wc, wall mounted wash hand basin with mixer tap over, tiled splashback, heated towel rail, inset ceiling spotlights, side aspect upvc frosted double glazed window.

Conservatory

Power points, rear and side aspect upvc double glazed window and side aspect upvc double glazed French doors leading to the garden.

Playroom/Sitting Room

Power points, radiator, inset ceiling spotlights, front aspect upvc double glazed window.

Landing

Power points, cupboard housing to combination boiler. Doors lead off:

Bedroom One

Tv point, power points, radiator, fitted wardrobes with sliding mirrored door, inset ceiling spotlights, front aspect upvc double glazed window. Door to:

En-Suite

Suite comprising double step in shower cubicle with shower off the mains over, low level wc, wall mounted wash hand basin with mixer tap over. Partly tiled walls, heated towel rail, tiled flooring, inset ceiling spotlights, rear aspect upvc frosted double glazed window.

Bedroom Two

Power points with USB sockets, radiator, front aspect upvc double glazed window.

Bedroom Three

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

Bedroom Four

Power points, radiator, door to storage cupboard, front aspect upvc double glazed window.

Bathroom

Suite comprising panelled bath with separate taps over, low level wc, vanity wash hand basin with storage below. Partly tiled walls, heated towel rail, mirrored vanity cupboard, recessed shelving, tiled flooring, feature lighting, inset ceiling spotlights, rear aspect upvc frosted double glazed window.

Outside

To the front of the property lies a compact, mature garden, beautifully landscaped with a variety of trees and established shrubs. To the side, a tarmac driveway offers convenient off-road parking.

At the rear is a low-maintenance garden features artificial grass, complemented by a flagstone patio—ideal for outdoor seating and entertaining.

Local Authority

Gloucester City Council
Council Tax Band: C

Tenure

Freehold.

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.



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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