



# 1 Brimpsfield Lane

Tuffley, Gloucester, GL4 0WL

£325,000







Murdock & Wasley Estate Agents are welcome to present this spacious and adaptable family home, set across three floors and offering flexible living options to suit a variety of needs.

The ground floor features a welcoming entrance hallway, cloakroom, a family room, and a kitchen/diner perfect for entertaining. On the first floor, you'll find the main lounge (which could easily serve as a fourth bedroom if preferred), bedroom three, and the main family bathroom. The top floor boasts two further double bedrooms, including the master with an en-suite.

Outside to the rear we have an enclosed garden with garage & parking also included.



# **Entrance Hallway 6'5 x 5'0 (1.96m x 1.52m)**

Approached via double glazed front door, laminate flooring, stairs leading to first floor, doors to lounge, family room & kitchen.

#### Cloakroom

White suite comprising of low level wc & pedestal wash hand basin, radiator, towel rail, partly tiled walls.

# Lounge

Upvc double glazed windows to both front & side, radiator, power points, television point.

### Kitchen/Diner

Upvc double glazed windows to both front & side, door to side, eye & base level units with roll edge work tops, electric oven with separate gas hob & hood, space for appliances, radiator, recessed down lights, under stairs storage cupboard.

# **First Floor Landing**

Upvc double glazed window to front, stairs leading to second floor, doors to bathroom, bedroom & sitting room ( Potential bedroom)

# Sitting Room/ Bedroom

Upvc double glazed windows to front, Upvc double glazed french doors to side, television point, radiator, power points.

#### **Bedroom**

Upvc double glazed windows to both front & side, radiator, power points.

#### **Bathroom**

Upvc frosted double glazed window to side, panelled bath, low level wc & pedestal wash hand basin, partly tiled walls, heated towel rail.

## **Second Floor Landing**

Upvc double glazed window to front, radiator, storage cupboard. Doors to two further bedrooms.

#### **Bedroom**

Upvc double glazed windows to front & side, radiator, power points, door to:

#### **En-Suite**

Shower cubicle, low level wc & pedestal wash hand basin, partly tiled walls. heated towel rail.

#### **Bedroom**

Upvc double glazed window to front & two to side, radiator, power points.

# **Rear Garden**

An enclosed area which is partly paved, partly laid to lawn, gated side access.

## Garage

Up & over door. Parking directly in front.

#### Tenure

Freehold.

## **Services**

Mains water, gas, electricity & drainage.

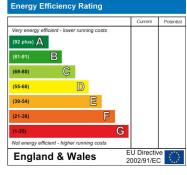
## **Local Authority**

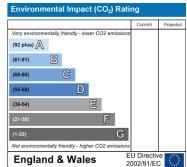
Gloucester City Council- Band C

## **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.







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