



## 5 Lady Downe Close

Upton St. Leonards, Gloucester, GL4 8BJ

**Offers in excess of £550,000**



Murdock & Wasley Estate Agents are delighted to bring to the market this spacious and versatile three/four-bedroom detached chalet-style bungalow. Located in a desirable village setting, the property benefits from having a range of local amenities just a short walk away. Offered to the market with no onward chain, this home presents an excellent opportunity for a smooth and hassle-free purchase.

Tucked away in a quiet cul-de-sac, this charming home features an enclosed, low-maintenance rear garden, along with the added benefits of a garage and off-road parking, perfect for comfortable everyday living.





### Entrance Hall

Accessed via upvc double glazed door, power points, three radiators, coving, stairs to first floor landing with storage beneath, side and rear aspect upvc double glazed doors to the garden. Door to:

### Cloakroom

Low level wc, wall mounted wash hand basin, radiator, coving, front aspect upvc double glazed window.

### Utility

Range of base and wall mounted units, laminate worksurface, appliance points, power points. Space for washing machine, Worcester gas fired boiler, partly tiled walls, side aspect upvc double glazed door. Archway to:

### Kitchen/ Breakfast Room

Range of base, wall and drawer mounted units, laminate worksurfaces, sink unit with mixer tap over. Appliance points, radiators, power points, eye level double oven/ grill, four ring gas with extractor hood over, integral fridge/ freezer and dishwasher. Space for breakfast table, tiled flooring, inset ceiling spotlights, front aspect upvc double glazed window.

### Dining Room

Tv point, power points, radiators, space for dining table, coving, side aspect upvc double glazed window and French doors leading to the garden.

### Lounge

Tv point, power points, coving, feature fireplace with gas fire inset, two side aspect upvc double glazed windows, rear aspect upvc double glazed French doors lead to the:

### Conservatory

Of brick base and upvc construction with a polycarbonate roof. Power points, radiators, rear aspect upvc double glazed French doors opening to the garden.

### Bedroom Two

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

### Bedroom Three

Power points, radiator, built in wardrobes, coving, rear aspect upvc double glazed window.

### Bathroom

Suite comprising panelled bath, step in shower cubicle with shower off the mains, low level wc, pedestal wash hand basin, partly tiled walls, coving, radiator, side aspect upvc double glazed window.

### Landing

Stairs lead to the:

### Master Bedroom

Power points, radiators, built in wardrobes, eaves storage, Velux roof light and a side aspect upvc double glazed window with fabulous far reaching views. Door to:

### En-Suite

Suite comprising step in shower cubicle with shower off the mains, low level wc, pedestal wash hand basin, partly tiled walls, radiator, side aspect upvc double glazed window.

### Outside

At the front of the property, a block-paved driveway provides off-road parking. This leads to the:

### Garage

Accessed via an up 'n' over door with power and lighting. To the left of the garage is a gravelled open space, which could be used for additional storage if needed.

Gated side access to both sides of the property lead to the rear garden.

To the rear of the property lies a fully enclosed, low-maintenance garden designed for easy upkeep and outdoor enjoyment. The space is predominantly laid with decorative gravel, complemented by a raised decking area, ideal for outdoor dining with space for a table and chairs. A charming summer house adds character whilst an outside tap is conveniently installed for garden use.

### Tenure

Freehold

### Services

Mains water, gas, electricity and drainage.

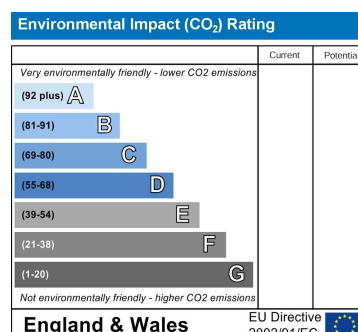
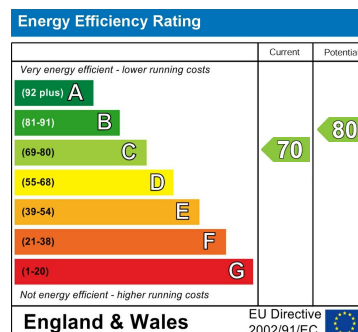
### Local Authority

Stroud District Council

Council Tax Band: F

### 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.



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