



19 Sudbrook Way

Gloucester, GL4 4AP

£425,000



Murdock and Wasley Estate Agents are pleased to present this exceptional four bedroom end of terrace house to the market. Perfectly positioned in a highly convenient location, this property is just a short distance from local amenities, offering both practicality and comfort.

The current owners have extended and thoughtfully updated the home, creating a perfect blend of modern family living. The property boasts a spacious open plan kitchen/diner, a separate lounge, and four generously proportioned bedrooms. The master suite is a real highlight, featuring an en-suite shower room and a dressing room for added luxury. Additionally, the other three bedrooms all come with fitted wardrobes, enhancing the functionality of the home.

Externally, the property offers superb outdoor space, with a beautifully maintained, enclosed rear garden, ideal for both relaxation and entertaining. Furthermore, a large driveway provides ample off road parking including an EV charging point along with a garage, adding even more convenience to this impressive home.



Entrance Hall

Accessed via composite door, power points, radiator, bespoke storage bench, stairs to first flooring landing, understairs storage cupboard, LVT flooring, inset ceiling spotlights. Doors lead off:

Lounge

Power points, feature fireplace, traditional column radiator, alcove storage units, LVT flooring, decorative wall panelling, front aspect upvc double glazed window.

Kitchen/ Diner

Range of base, drawer and wall mounted units, sink unit with mixer tap over, sold oak worksurfaces. Appliance points, power points, Rangemaster cooker with extractor hood over, integral dishwasher, space for fridge/freezer and dining table. Bespoke media unit with storage, two radiators, two storage cupboards, inset ceiling spotlights, LVT flooring, rear aspect upvc double glazed window and door leading to the garden.

Cloakroom

Low level wc, floating shelf with circular wash hand basin, radiator, tongue and groove wall panelling, LVT flooring, front aspect upvc frosted double glazed window.

Garage

Accessed via electric door, power points, space and plumbing for appliances, inset ceiling spotlights.

First Floor Landing

Power point, wooden door to airing cupboard housing Glowworm Boiler. Doors lead off:

Bedroom One

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

Dressing Room

Power point, bespoke fitted wardrobe unit, radiator, inset ceiling spotlights.

En-Suite

Suite comprising double step in shower cubicle with shower off the mains over, low level wc, jack and jill vanity sink unit with storage. Partly tiled walls, heated towel rail, vinyl flooring, inset ceiling spotlights, rear aspect upvc frosted double glazed window.

Bedroom Two

Power points, radiator, two fitted wardrobes, front aspect upvc double glazed window.

Bedroom Three

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

Bedroom Four

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

Bathroom

Suite comprising panelled bath, single step in shower cubicle with electric shower over, low level wc, pedestal wash hand basin. Partly tiled walls, tongue and groove wall panelling, heated towel rail, mirrored vanity cupboard, vinyl flooring, inset ceiling spotlights, rear aspect upvc frosted double glazed window.

Outside

At the front of the property, a spacious gravel driveway offers off-road parking for multiple vehicles, complemented by potted plants. The driveway leads to the front door, which is sheltered by a canopy porch and as well as a garage with an electric door. Additionally, there is an EV charging point and a wooden gate providing access to the rear garden.

At the rear of the property, you'll find a beautifully enclosed garden offering a perfect blend of relaxation and practicality. A spacious decked area with a pergola provides an inviting spot for relaxation, while the neatly maintained lawn, bordered by mature hedges and wooden fencing, enhances privacy. Steps lead to flagstone patio, ideal for outdoor furniture and entertaining. Additionally, a versatile combination shed and log store offering practical storage solutions. The garden also benefits from an outside tap and outdoor lighting for added convenience.

Tenure

Freehold.

Local Authority

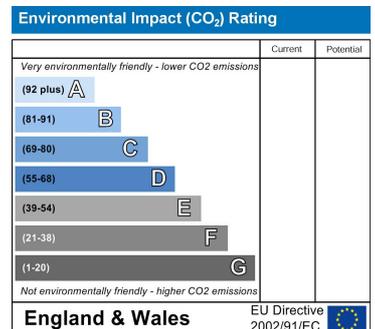
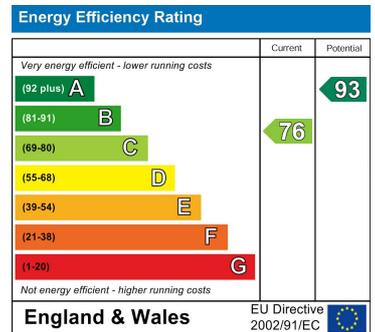
Gloucester City Council.
Council Tax Band: C

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.



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10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW email:office@mwea.co.uk

GLoucester 01452 682952 WWW.MWEA.CO.UK

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at 10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW

