



## Quinton Naas Lane

Quedgeley, Gloucester, GL2 2SA

**Offers in excess of £600,000**



Murdock & Wasley Estate Agents are delighted to offer for sale this impressive and beautifully extended detached family home, situated on the highly sought-after Naas Lane. The property has been finished to a superb standard, offering stylish, spacious, and highly versatile accommodation throughout.

The ground floor features an inviting entrance hallway, cloakroom, two generous reception rooms, a stunning open-plan kitchen/dining area, and a bright conservatory. Upstairs, you'll find four well-proportioned double bedrooms, including two with en-suite bathrooms.

Externally, the home boasts a low-maintenance rear garden, a garage, and ample driveway parking to the front.



#### Entrance Hallway

Approached via Upvc double glazed front door, radiator, power points, telephone point, central heating thermostat, staircase to first floor with under stairs storage space, storage cupboard, dado rail, coving. Doors lead off:

#### Cloakroom

Low level wc, vanity wash hand basin with mixer tap over and storage below, heated towel rail, tiled walls, tiled flooring, recessed down lights.

#### Lounge/ Bedroom

Power points, tv point, radiator, front aspect upvc double glazed bay window and side aspect upvc double glazed window.

#### Family Room

Power points, two radiators, feature fireplace with exposed brick, recessed downlights, front and rear aspect upvc double glazed window and rear aspect upvc double glazed French doors leading to the garden.

#### Open Plan Kitchen/Diner

Upvc double glazed windows to rear & side, Upvc double glazed door to side, eye & base level units with solid work surfaces, sink/drain, integrated double electric oven, microwave, fridge & freezer, dishwasher, washing machine, wine cooler & bin. Breakfast bar fitted with electric hob & hood & further storage space beneath, two radiators, power points, cupboard housing combination boiler, television point, sliding doors to:

#### Conservatory

Upvc double glazed sliding doors to rear, Upvc double glazed windows on both sides, two radiators, power points, pvc roof.

#### First Floor Landing

Upvc double glazed window to rear, power points, radiator, doors to all rooms.

#### Bedroom 1

Upvc double glazed doors to rear, television point, power points, storage cupboard, doors to walk in wardrobe & en-suite.

#### Walk In Wardrobe

Recessed down lights, power points, storage space.

#### En-Suite

Upvc frosted double glazed windows to front, corner bath, separate shower cubicle with power shower, low level wc & pedestal wash hand basin, recessed down lights, part tiled walls, extractor fan.

#### Bedroom 2

Upvc double glazed window to side, television point, access to loft via hatch with ladder, door to:

#### En-Suite

Upvc frosted double glazed window to side, shower cubicle, low level wc & pedestal wash hand basin, heated towel rail, tiled flooring, tiled walls, extractor fan, recessed down lights.

#### Bedroom 3

Upvc double glazed box bay window to front, built in wardrobes, radiator, power points, television point.

#### Bedroom 4

Upvc double glazed windows to rear, radiator, power points, built in wardrobes, television point.

#### Family Bathroom

Upvc frosted double glazed windows to front, panelled bath with shower over, low level wc & pedestal wash hand basin, tiled walls, heated towel rail, recessed down lights.

#### Rear Garden

Enclosed area which is partly paved, mainly laid to artificial lawn, gate for side access on both sides of the property, cold water tap, four double electric sockets, door to:

#### Garage

Up & over door, power & lighting.

#### Tenure

Freehold.

#### Services

Mains water, gas, electricity & drainage.

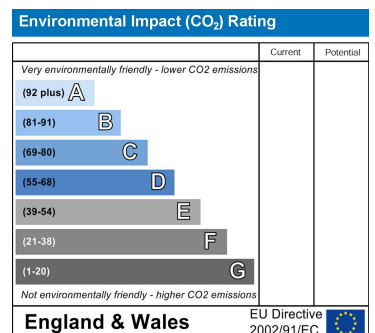
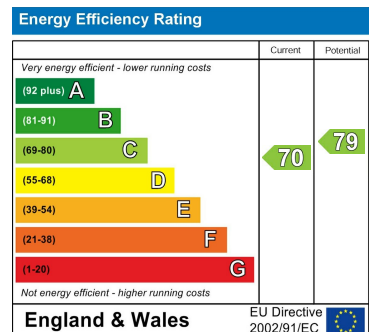
#### Local Authority

Gloucester City Council:

Council Tax Band: E

#### 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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