



32 John Daniels Way

Churchdown, Gloucester, GL3 2QY

Offers in excess of £350,000



Murdock & Wasley Estate Agents are delighted to present this fantastic three bedroom semi-detached home. Located in a highly sought-after area on a quiet no-through road, the property enjoys beautiful countryside views while remaining conveniently close to local amenities and schools.

Beautifully presented throughout, it features an open plan lounge/diner perfect for modern family living, as well as a well-appointed kitchen offering both practicality and style. Upstairs, there are three bedrooms and a family bathroom. Externally, the property boasts an enclosed rear garden providing a private outdoor space, along with a driveway offering off-road parking.



Entrance Hall

Accessed via upvc double glazed door, radiator, stairs to first floor landing, understairs storage cupboard. Doors lead off:

Kitchen

Range of base, drawer and wall mounted units, single sink unit with mixer tap over, laminate worksurfaces. Appliance points, power points, eyelevel double oven/grill, four ring hob with extractor hood over, integral fridge/freezer, dishwasher and wine cooler. Partly tiled walls, door to storage cupboard, vinyl flooring, rear aspect upvc double glazed window and side aspect upvc double glazed door.

Lounge/Diner

Power points, two radiators, feature fireplace with stove, space for dining table and chairs. front aspect upvc double glazed window and rear aspect upvc double glazed French doors leading to the garden.

Landing

Access to loft space, side aspect upvc frosted double glazed window.

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Bathroom

Suite comprising panelled bath with shower off the mains over, low level wc, vanity wash hand basin with mixer tap over and storage below. Partly tiled walls, shaver point, heated towel rail, front aspect upvc frosted double glazed window.

Outside

At the front of the property there is a block-paved driveway providing off road parking for three vehicles. There is also a wooden gate for convenient access to the rear garden.

To the rear, there is an enclosed garden featuring a patio area ideal for outdoor dining and entertaining, along with an outbuilding equipped with power and lighting. Beyond this, a level lawn leads to an additional seating area.

Tenure

Freehold.

Local Authority

Tewkesbury Borough Council.
Council Tax Band: C

Services

Mains water, gas, electricity & 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.



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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To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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