



16 Peregrine Close

Quedgeley, Gloucester, GL2 4LG

£475,000



MURDOCK & WASLEY ESTATE AGENTS are delighted to welcome to the open market this extremely spacious, detached family home with wonderful appeal. Tucked away the far end of Peregrine close, a popular cul-de-sac on the GREEN FARM development. Internally the property is presented to a high standard throughout & early viewing is essential.

On the ground floor we have: Entrance hallway, cloakroom/utility, study, lounge, dining room, kitchen & conservatory. Upstairs are four DOUBLE bedrooms, en-suite & bathroom.

Outside to the rear we have a lovely enclosed garden which is nice & private while directly to the front we have a DOUBLE GARAGE & DRIVEWAY.

Early viewing is strongly advised:



Entrance Hallway

Approached via Upvc double glazed front door, radiator, engineered wood flooring, central heating thermostat, stairs to first floor, doors to cloakroom/utility, study, lounge, dining area & kitchen.

Cloakroom/Utility 9'10" x 5'10" (3.0 x 1.8)

Low level wc & pedestal wash hand basin, base level units with roll edge work tops, heated towel rail, space for washing machine & tumble dryer, under-stairs storage cupboard, tiled flooring, partly tiled walls, extractor fan.

Lounge 18'8" x 11'1" (5.7 x 3.4)

Upvc double glazed bay window to front with fitted blinds, television point, two radiator, power points, gas fire place, engineered wood flooring, opening to:

Dining Room 12'5" x 12'1" (3.8 x 3.7)

Upvc double glazed sliding doors to rear, radiator, power points, engineered wood flooring.

Conservatory 13'9" x 8'2" (4.2 x 2.5)

Upvc double glazed doors to rear, Upvc double glazed windows throughout, pvc roof, tiled flooring, power points.

Study 11'5" x 8'10" (3.5 x 2.7)

Upvc double glazed windows to rear, radiator, power points.

Kitchen 16'0" x 10'2" (4.9 x 3.1)

Upvc double glazed windows & door to rear, eye & base level units with roll edge work tops, sink/drain, double oven with five ring gas hob & two extractor fans. Integral fridge & dishwasher, recessed down lights, tiled flooring, power points, under floor heating, door leading to garage.

First Floor Landing

Access to loft via hatch, airing cupboard, doors to all rooms.

Bedroom 1 15'1" x 14'1" (4.6 x 4.3)

Upvc double glazed windows to front, radiator, power points, built in wardrobes. Door to:

En-Suite

Upvc frosted double glazed window to front, shower cubicle, low level wc & pedestal wash hand basin, tiled walls, tiled flooring, shaver point, extractor fan.

Bedroom 2 11'9" x 10'5" (3.6 x 3.2)

Upvc double glazed windows to front, radiator, power points, built in wardrobes.

Bedroom 3 11'1" x 9'6" (3.4 x 2.9)

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

Bedroom 4 11'5" x 11'5" (3.5 x 3.5)

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

Bathroom

Upvc frosted double glazed windows to rear, panelled bath, separate shower cubicle, low level wc & pedestal wash hand basin, heated towel rail, tiled flooring, tiled walls, shaver point, extractor fan.

Rear Garden

An enclosed & private area which is partly paved, mainly laid to lawn, variety of trees, cold water tap & gated side access.

Double Garage

Up & over door with power & lighting.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- Band F

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		72	82
(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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