



Valley Gardens, Quedgeley GL2 2BS

£435,000



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- No onward chain
- Four bedroom detached family home with four reception rooms
- Immaculately presented throughout
- Generous & flexible living accommodation
- Private enclosed rear garden
- Garage with parking for two vehicles in-front
- EPC rating C74
- Gloucester City Council - Tax Band E (£2,613.19 per annum)

Unit C Barge Arm East, Gloucester Docks, GL1 2DQ

£435,000

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Entrance Hallway

Spacious hallway provides access to the living room, office, downstairs w.c, kitchen and to a storage cupboard located beneath the stairwell.

Living Room

Generous sized living room with bay window overlooking the front aspect and door providing access to the dining room.

Dining Room

The dining room provides access to the conservatory via French doors.

Conservatory

Added by the present owners, the light and airy makes for ideal additional space windows overlooking the rear. French doors provide access to the garden itself whilst the room continues to open through to the kitchen.

Kitchen

Modern fitted kitchen boasts ample worktop and storage space with breakfast bar creating the ideal space for seating. Plumbing for a dishwasher is provided alongside space for further free standing appliances. Window overlooks the rear aspect whilst the kitchen opens through to the utility room.

Utility Room

The utility room benefits from further worktop space and sink with plumbing for an automatic washing machine below. Door from the room provides access to the side of the property.

Home Office

Conveniently sized room to create the ideal space for working from home with bay window overlooking the front aspect.

Downstairs W.C

White suite cloakroom comprising of w.c, wash hand basin and window with frosted glass overlooking the side aspect.

Landing

Spacious landing provides access to all four bedrooms, family bathroom, built-in storage cupboard and to the loft above.

Bedroom One

Double bedroom with built-in wardrobes and window overlooking the front aspect. Access to the en-suite is also provided.

En-Suite

White suite shower room comprising of w.c, wash hand basin, shower cubicle and window overlooking the front aspect.

Bedroom Two

Double bedroom with window overlooking the front aspect.

Bedroom Three

Double bedroom with window overlooking the rear aspect.

Bedroom Four

Double bedroom with window overlooking the rear aspect and built-in shelving with hanging rail below.

Bathroom

White suite family bathroom comprising of w.c, wash hand basin, bath with shower attachment over and window with frosted glass overlooking the rear aspect.

Outside

To the rear, the property boasts a private rear garden enclosed with fenced borders. Patio leads onto a lawned area as well as two decked areas ideal for seating and entertaining. Gated access to the rear leads to the parking within the private courtyard area located in front of the garage. Further gated access to the side of the property leads to the front of the property itself.

Location

Valley Gardens is situated in the popular residential area of Kingsway which provides residents with the large superstore chain Asda, doctors surgery, public eating houses alongside nursery and primary education. With various green areas, open parks spaces and mixed games courts, the area is popular with young families and professionals having close connection to the M5 leading to Bristol in the south or Birmingham in the north.

Material Information

Tenure: Freehold.

Local Authority and Rates: Gloucester City Council - Tax Band E (£2,613.19 per annum).

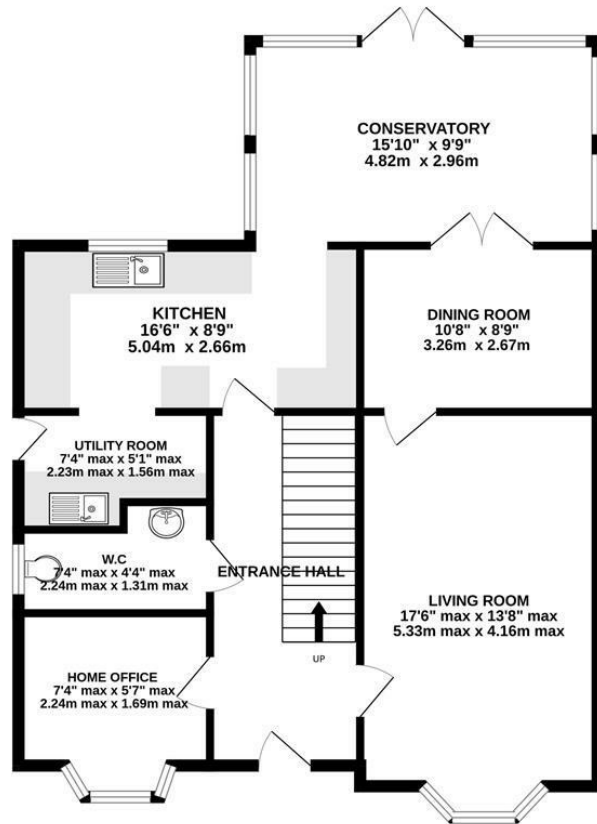
Electricity supply: Mains.

Water supply: Mains.

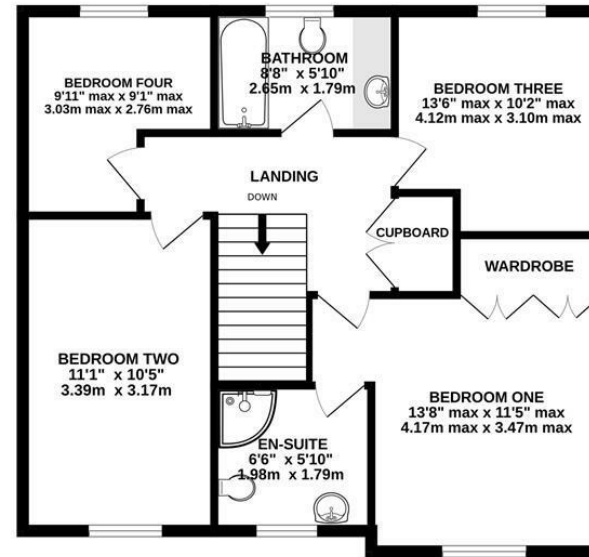
Sewerage: Mains.



GROUND FLOOR
888 sq.ft. (82.5 sq.m.) approx.



1ST FLOOR
710 sq.ft. (65.9 sq.m.) approx.



TOTAL FLOOR AREA : 1598 sq.ft. (148.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

