

Armada Close, Churchdown, GL3 1ND  
£440,000



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Council Tax Band: D

Open House Gloucester is Proud to present this detached 4 bedroom House nestled on a quiet modern close. This 4 bedroom house offers contemporary comfort in a highly sought-after corner of Churchdown.

The location itself is particularly appealing, providing a peaceful residential setting while still being within easy reach of local amenities, schools, and transport links. An excellent choice for families or anyone seeking a tranquil lifestyle without sacrificing convenience. Notable, nearby places of interest include Chosen Hill, Gloucester Cathedral, Gloucester Quays & Docks, Gloucestershire Airport, Brickhampton Golf Complex. Well-rated schools including St Mary's Catholic Primary and Churchdown Parton Manor, and secondary at Churchdown School Academy.

In summary, this detached residence in Churchdown presents a remarkable opportunity for those looking for a spacious and well-located family home. With its generous parking, ample living space, and charming surroundings, it is sure to attract interest from discerning buyers. Do not miss the chance to make this delightful property your own.

## Notice

Please note: This property is being sold subject to probate. The sale cannot be completed until the grant of probate has been obtained. All interested parties are advised to make enquiries and proceed on this basis.

## Living Room

16'5" x 11'5" (5.02 x 3.48)

Double Glazed Window to Front Aspect, Wood Doors, Open plan Doorway to Dining Room, Charming Fireplace with Brick Surround.

## Dining Room

11'2" x 9'0" (3.41 x 2.75)

Sliding Doors Leading Into Garden, Open Doorway Into Kitchen, Open Doorway into Living Room, Remote Controlled Spotlights.

## Kitchen

11'2" x 9'1" (3.41 x 2.78)

Double Glazed Windows to Garden Aspect, Induction Hob, Dishwasher, Sink with Mixer Tap, Door Leading to Garage, Doorway Leading to Dining Room, Door Leading to Entrance Hallway, Large Storage Cupboard.

## Master Bedroom

10'10" x 8'11" (3.32 x 2.74)

Double Glazed Windows to Front Aspect, Fitted Wardrobe, Fitted TV, En-Suite

## Bedroom 2

10'1" x 11'8" (3.08 x 3.56)

Double Glazed Windows to Garden Aspect, Fitted Wardrobe, Radiator.

## Bedroom 3

7'1" x 7'1" (2.18 x 2.18)

Double Glazed Windows to Garden Aspect, Radiator, Fitted Wardrobe.

## Bedroom 4

7'11" x 7'1" (2.42 x 2.16)

Fitted Wardrobe, Radiator, Double Glazed Window to Front Aspect.

## Bathroom

6'3" x 6'7" (1.93 x 2.01)

Tiled Walls, Bathtub with mixer tap & attached to Shower Head, Wooden Bathtub Side Panel, Toilet, Wash Hand Basin, Laminate Flooring.

## En-Suite

4'10" x 4'9" (1.48 x 1.47)

Standup Shower, Toilet, Wash Hand Basin, Laminate Flooring.

## WC

5'4" x 3'4" (1.65 x 1.04)

Wash Hand Basin, Toilet, Laminate Flooring.

## Garage

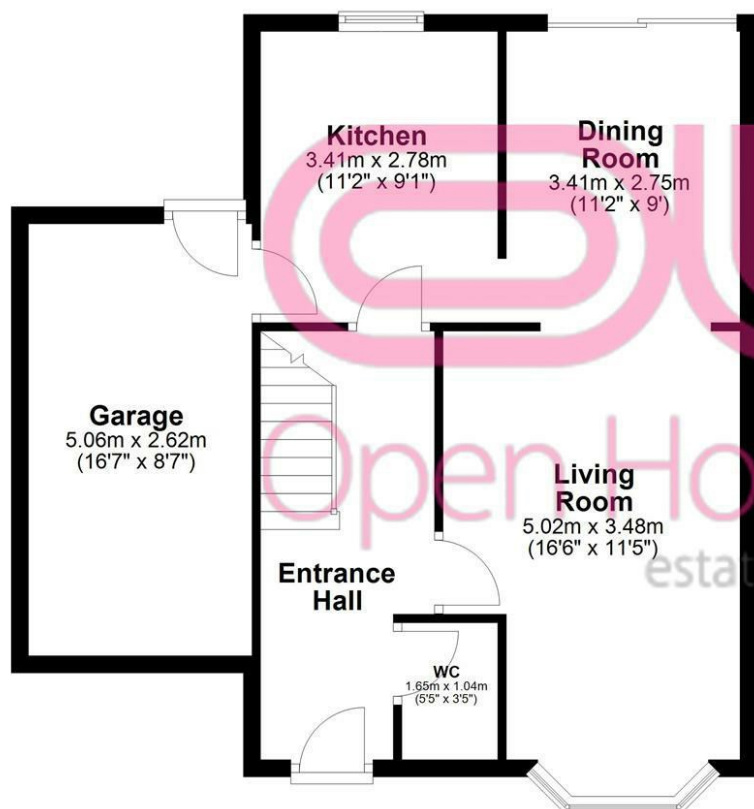
16'7" x 8'7" (5.06 x 2.62)

Sockets, Sprinkler System Control, Lights, Internal Door, Door Leading to Garden.



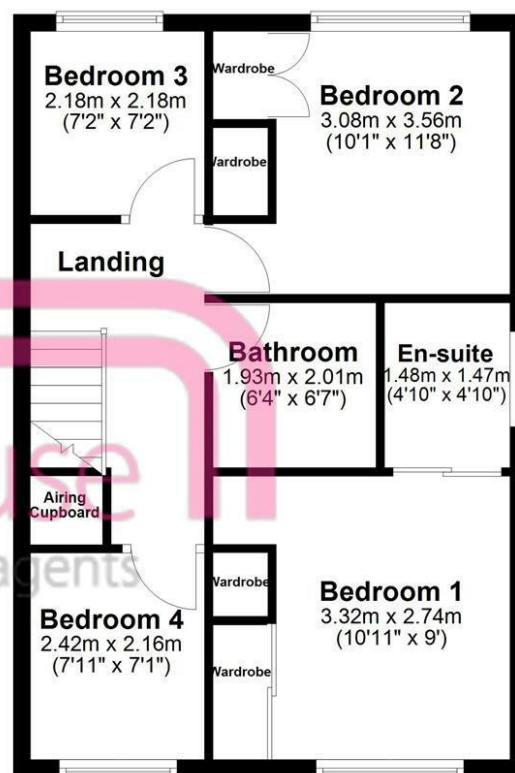
## Ground Floor

Approx. 61.9 sq. metres (666.5 sq. feet)

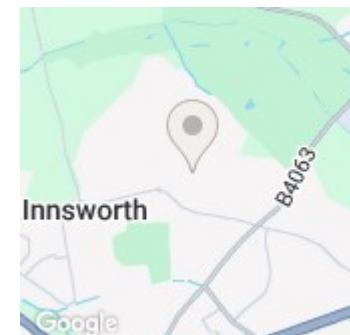


## First Floor

Approx. 48.0 sq. metres (516.2 sq. feet)



Total area: approx. 109.9 sq. metres (1182.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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