



MICHAEL TUCK
ESTATE & LETTING AGENTS



 **Quinton, Naas Lane**
Gloucester

Offers Over **£585,000**

Quinton

Naas Lane, Gloucester

Exquisite 4-bedroom detached house that epitomises contemporary living at its finest. Boasting Upvc double glazing throughout, this exceptional family home is located in a highly sought-after area, offering a perfect blend of modern elegance and practicality. Step inside to discover a spacious interior featuring double bedrooms, versatile living spaces, and three reception rooms, ideal for both relaxation and entertaining. The property has been thoughtfully extended to enhance its appeal, providing ample room for all your family's needs.

Enjoy the convenience of a generously sized rear garden, perfect for outdoor gatherings and leisurely moments. The single garage and large driveway offer ample parking space, ensuring both security and convenience. With gas central heating keeping you warm and cosy, this home is truly a haven of comfort.

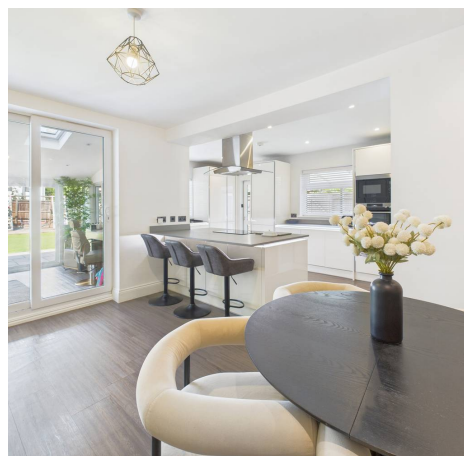
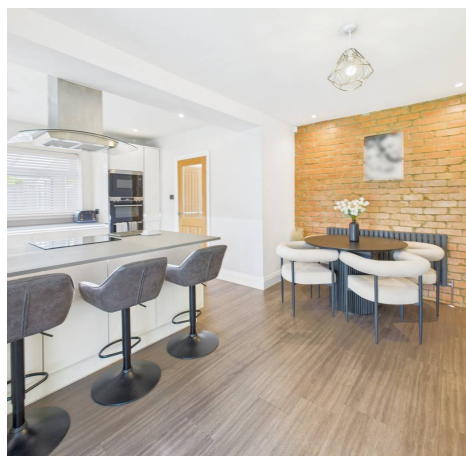
Property for sale through Michael Tuck Estate Agents. Potential rental value of £1995pcm, please contact Michael Tuck Lettings in Quedgeley for more details.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



Entrance Hall

13' 10" x 7' 0" (4.21m x 2.13m)

Living Room

17' 11" x 16' 4" (5.45m x 4.99m)

Family Room/ Bedroom

13' 6" x 12' 7" (4.11m x 3.83m)

Kitchen

8' 5" x 16' 4" (2.57m x 4.99m)

Dining Area

13' 3" x 10' 4" (4.04m x 3.16m)

Conservatory

11' 10" x 11' 4" (3.60m x 3.46m)

Bedroom One

12' 9" x 11' 5" (3.89m x 3.48m)

En-Suite Bathroom

11' 4" x 6' 1" (3.45m x 1.86m)

Bedroom Two

10' 4" x 8' 11" (3.16m x 2.73m)

En-Suite

8' 9" x 5' 10" (2.67m x 1.79m)

Bedroom Three

12' 5" x 11' 2" (3.79m x 3.40m)

Bedroom Four

13' 3" x 9' 2" (4.05m x 2.79m)

Bathroom

7' 7" x 7' 0" (2.32m x 2.13m)





Approximate total area⁽¹⁾

2009 ft²
186.5 m²

Reduced headroom

2 ft²
0.2 m²



(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



MICHAEL TUCK
ESTATE & LETTING AGENTS



Michael Tuck Quedgeley

1 School Lane, Quedgeley - GL2 4PJ

01452 543200 • estates.quedgeley@michaeltuck.co.uk • www.michaeltuck.co.uk/



Important notice: Michael Tuck, its clients and any joints give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Michael Tuck have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.