



 **Sandymount Naas Lane, Quedgeley**

Gloucester

Guide Price **£495,000**

Sandymount Naas Lane

Quedgeley, Gloucester

FOUR DOUBLE BEDROOM DETACHED HOME LOCATED IN NAAS LANE, QUEDGELEY.

Proudly presenting this exquisite property, now available for the first time in over three decades. This perfect family home boasts four generously proportioned double bedrooms, ideal for modern living. Nestled in a sought-after location, the residence features a spacious large driveway providing convenient parking for over six cars. Situated in close proximity to a plethora of local amenities, the home offers great convenience and accessibility. Step inside to discover three reception rooms, perfect for entertaining or relaxing in style. Completing this remarkable abode is a sizeable rear garden, offering ample space for all the family.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Perfect Family Home
- Sought After Location
- Large Driveway
- Close To Many Local Amenities
- Four DOUBLE Bedrooms
- Three Reception Rooms
- Workshop/Shed
- En-Suite To Bedroom One
- Large Rear Garden
- Energy Rating C



Entrance Porch

Entrance Hallway

Living Room

14' 11" x 11' 7" (4.54m x 3.54m)

Dining Room

15' 9" x 11' 3" (4.79m x 3.44m)

Kitchen

11' 5" x 11' 2" (3.47m x 3.41m)

Family Room

14' 2" x 8' 6" (4.33m x 2.60m)

Bedroom One

15' 2" x 10' 8" (4.63m x 3.26m)

En-Suite

Bedroom Two

15' 0" x 8' 7" (4.58m x 2.62m)

Bedroom Three

11' 4" x 9' 7" (3.46m x 2.91m)

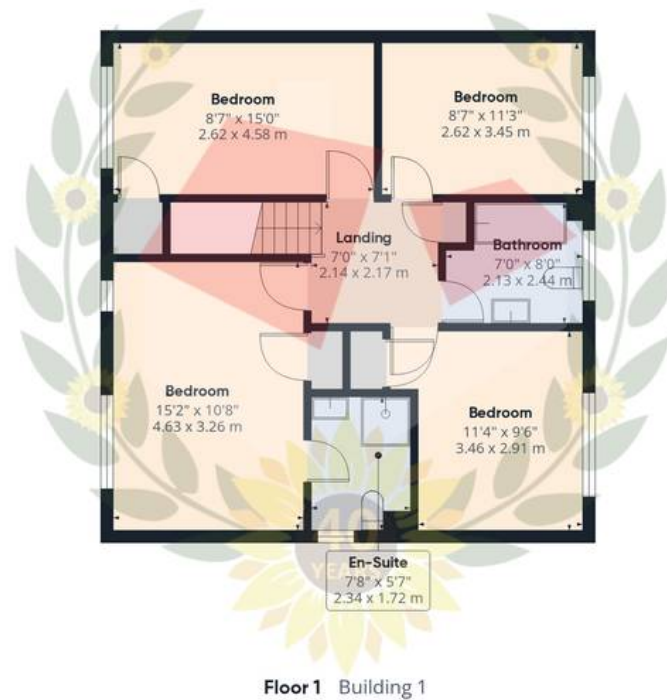
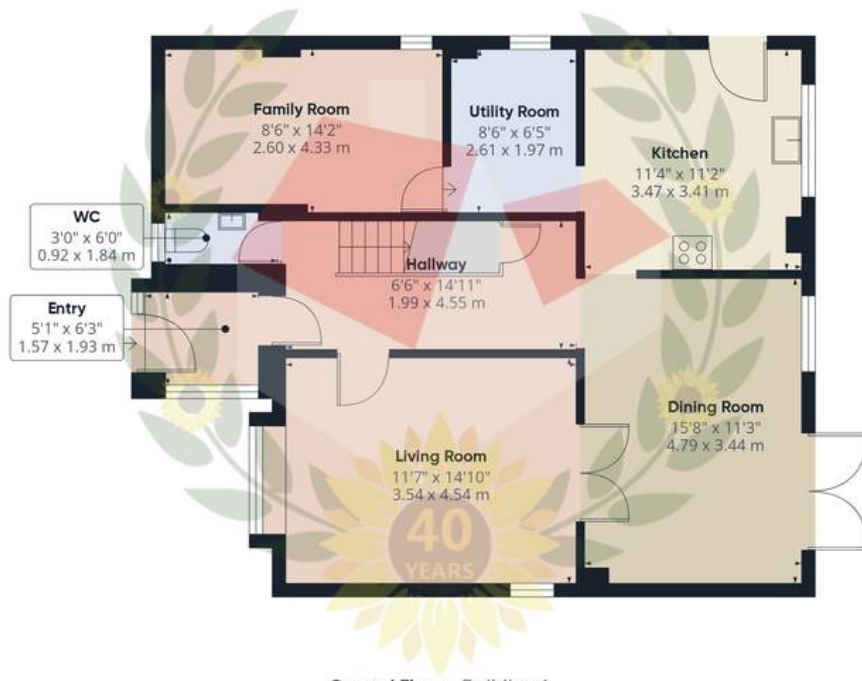
Bedroom Four

11' 4" x 8' 7" (3.45m x 2.62m)

Bathroom

8' 0" x 7' 0" (2.44m x 2.13m)

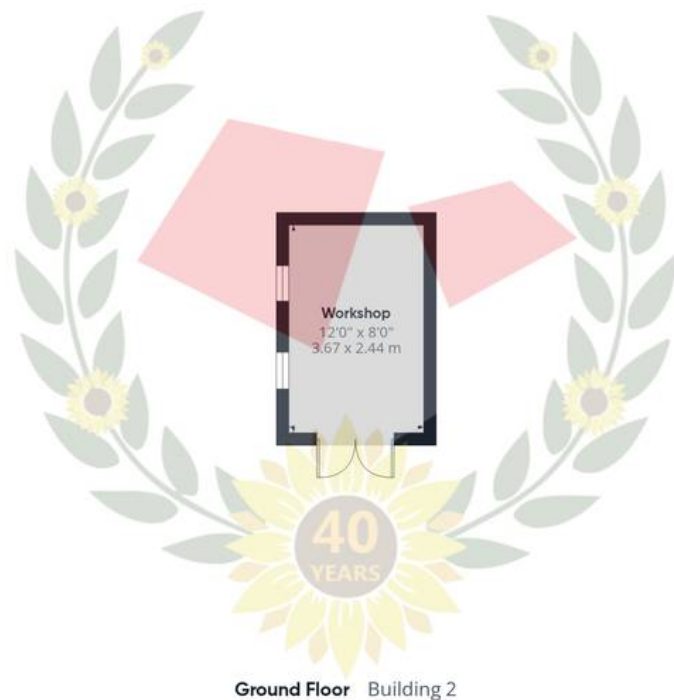




Approximate total area⁽¹⁾

1566 ft²

145.6 m²



(1) Excluding balconies and terraces

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

GIRAFFE360



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