



French Burr Place, Earls Park, Gloucester

£395,000 Freehold



MICHAEL TUCK
The Agent with 5 star customer service

**1 French Burr Place, Earls Park,
Gloucester, Gloucestershire, GL1 5PH**

£395,000

Freehold. Council Tax Band E



4 Bedrooms



3 Bathrooms



2 Receptions

Features

- *Four Bedroom Detached House
- * Built to the Marshall Design by Matthew Homes
- *21ft Lounge & 21ft Kitchen Diner
- *Downstairs Cloakroom & Utility Room
- *En-Suite To Master Bedroom & Family Bathroom
- * Good Sized Rear Garden
- *Garage & Driveway
- * EPC Rating B84
- * *

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The Property

A Well Presented Four DOUBLE Bedroom Detached Home built by Matthew Homes to the "Marshall Design" located on the sought after Earls Park Development.

The Ground Floor accommodation boasts a large open plan Living/Dining room with French doors to the rear garden, Kitchen Diner, a separate Utility Room and downstairs Cloakroom.

Upstairs, the Master bedroom is complemented with recessed wardrobes and an EN-SUITE Shower Room and Three further Double Bedrooms.

Additional benefits include UPVC double glazing and Gas central heating. Externally to the rear is a Good Sized Garden, whilst to the front is a Driveway for Two Vehicles leading to a GARAGE.

Property for sale through Michael Tuck Estate Agents.

Approximate rental value of £1800pcm, please contact Michael Tuck Lettings in Gloucester for more details.

Call 01452 543200 To View!

Entrance Hall

Living Room 21' 8" x 10' 7" (6.60m x 3.22m)

Kitchen Diner 21' 7" x 10' 8" (6.57m x 3.25m)

Utility Room 6' 8" x 5' 1" (2.03m x 1.55m)

Cloakroom 5' 9" x 2' 10" (1.75m x 0.86m)

First Floor Landing

Master Bedroom 10' 10" x 10' 9" (3.30m x 3.27m)

En-Suite 6' 8" x 5' 5" (2.03m x 1.65m)

Bedroom Two 12' 1" x 11' 0" (3.68m x 3.35m)

Bedroom Three 11' 0" x 9' 2" (3.35m x 2.79m)

Bedroom Four 10' 7" x 7' 4" (3.22m x 2.23m)

Family Bathroom 6' 10" x 6' 4" (2.08m x 1.93m)

Additional Information provided by vendor

Electricity - Mains; Gas - Mains; Water - Mains; Sewerage - Mains; Broadband - Fibre to premises









Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

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