







22 Barrow Close  
, Quedgeley, GL2 4YP

**£399,950**

 4  2  2  D



This very well presented extended FOUR bedroom detached home offers plenty of space for a growing family.

The property boasts two reception rooms, utility room, garage store and ensuite to the master bedroom.

One of the highlights of this property is the large garden, perfect for enjoying a sunny afternoon or hosting a barbecue with friends and family. Situated in a popular location, you'll have easy access to local amenities, schools, and transport links.

Don't miss out on the opportunity to make this delightful detached house your own!

Entrance Hall

Cloakroom

Kitchen/Dining Room  
23'4 x 11'0 (7.11m x 3.35m)

Utility Room  
8'9 x 5'10 (2.67m x 1.78m)

Garage/Store  
10'6 x 8'9 (3.20m x 2.67m)

Lounge  
20'1 x 11'11 (6.12m x 3.63m)

Family Room  
20'1 x 9'5 (6.12m x 2.87m)

Bedroom 1  
22'4 x 20'1 (6.81m x 6.12m)







### Ensuite

Bedroom 2  
12'2 x 11'6 (3.71m x 3.51m)

Bedroom 3  
12'2 x 11'6 (3.71m x 3.51m)

Bedroom 4  
9'8 x 8'7 (2.95m x 2.62m)



### Bathroom

#### OUTSIDE

Situated on a no through road comfortable parking on the drive for two/three vehicles.

The large rear garden is also enclosed the large patio area ideal for seating there is certainly plenty of space for entertaining whilst you enjoy a view over the garden furthermore a shed and larger wooden store.



### Services

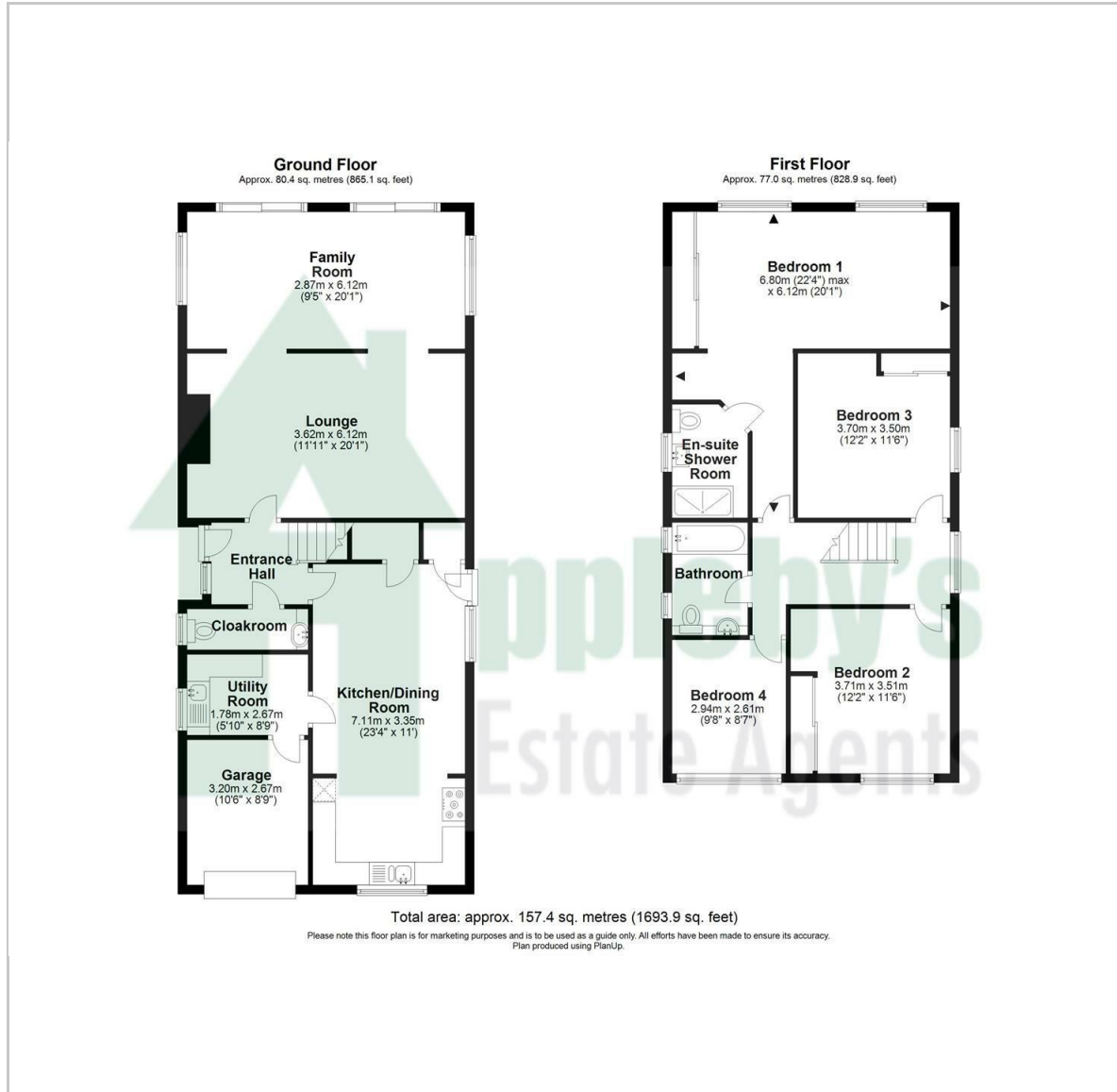
Mains drainage, Gas.  
Gloucester City Council tax band  
E

Tenure  
Freehold





## Floor Plan

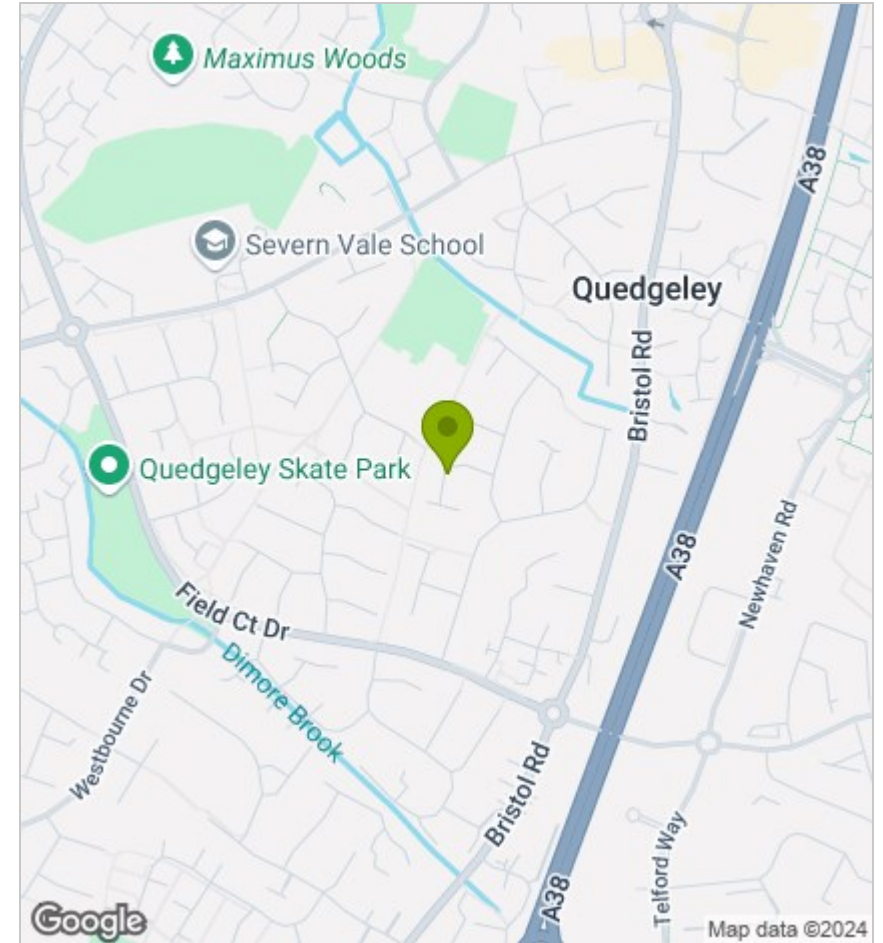


## Viewing

Please contact our Appleyby's Office on 01452 690553 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

