



14 Summerland Drive, Churchdown, Gloucester, Gloucestershire, GL3 2LZ

£515,000

FOR SALE



- Substantial Four Bedroom Detached Family Home
- Recently Decorated Throughout
- Office Space Perfect For Anyone Working From Home
- Driveway Boasting Two Off Road Parking Spaces
- Council Tax Band: D
- Popular Cul-De-Sac Location
- Open Plan Living
- Landscaped Rear Garden
- EPC Rating: C75

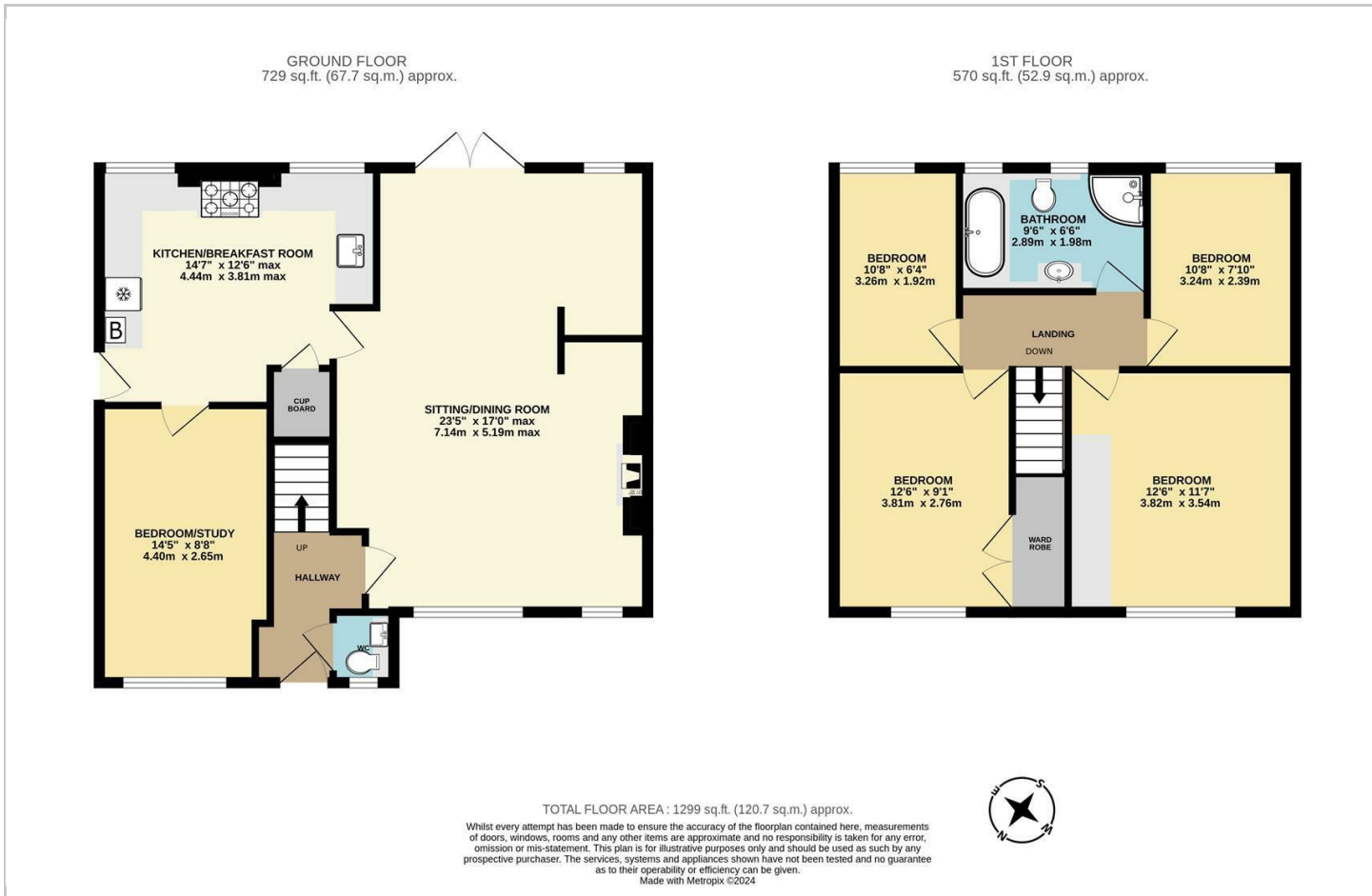
Welcome to this stunning four-bedroom detached home located on Summerland Drive in the charming village of Churchdown!

This substantial property boasts light and airy open plan living dining space, perfect for entertaining guests or simply relaxing with the family. The kitchen breakfast room is another lovely room with plenty of natural daylight oozing in from the window overlooking the rear garden. There is a fantastic office space, perfect for anyone working from home. The ground floor accommodation is complete with the ever useful WC.

The first floor comprises two excellent double bedrooms, and two well proportioned single bedrooms. The family bathroom is upstairs, coupled with the downstairs WC there will be no more morning queues, making getting ready a breeze! The modern bathroom suite comprises bath, corner shower, low level WC, and wash hand basin.

Externally, this immaculately presented home boasts driveway to the front with two off road parking spaces, and a landscaped rear garden. Mainly laid to lawn, there is a lovely patio perfect for an outdoor dining area.

Situated in a peaceful cul-de-sac, this property offers a tranquil environment for you to call home. The popular Churchdown village location ensures you are part of a vibrant community with access to local amenities and schools.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
	EU Directive 2002/91/EC			EU Directive 2002/91/EC	

Energy Efficiency Rating: Current 75, Potential 85