



17 Lilac Way, Quedgeley, Gloucester, GL2 4WH

£360,000

CHOSEN  
ESTATE AGENTS

## THE PROPERTY

This beautifully extended four-bedroom semi-detached home in Quedgeley offers spacious and versatile living, perfect for families.

The ground floor welcomes you with a bright entrance hall, featuring a convenient WC. From here, you step into a generous sitting room, providing a cosy space to relax. The separate dining room offers an excellent area for entertaining, leading through to the well-appointed kitchen. There is also direct access to the garage, adding practicality and storage options.

Upstairs, the home boasts four well-proportioned bedrooms, including ample fitted wardrobes to the master bedroom, and an en-suite to bedroom two. A modern family bathroom serves the remaining three bedrooms, ensuring ample space for all.

Externally, the property benefits from an easily maintained rear garden with two established apple trees, ideal for enjoying outdoor living. A charming summer house with bi-fold doors sits at the end of the garden, providing additional space for a home office, gym, or relaxation area.

Situated in a popular residential area, this fantastic home is close to local schools, amenities, and transport links, making it an ideal choice for those looking for both comfort and convenience.

Agents Note.

Freehold

EPC Rating: B82

Gloucester City Council Band: C

Mains Gas, Electric and Water are connected.

Fibre Broadband is available in the area.

Flood Risk:

Rivers & Sea: Very Low

Surface Water: Very Low

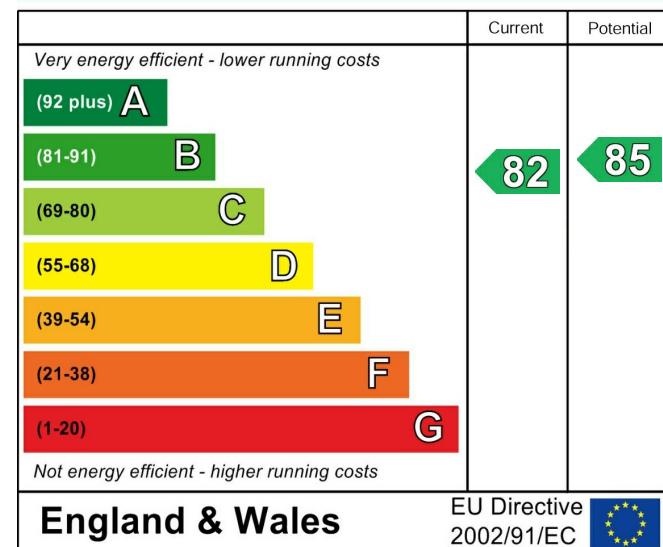
Standard 12 mbps

Superfast 80 mbps

Ultrafast 1000 mbps

- Extended Four Bedroom Home
- Popular No Through Road
- Living Room, Dining Room And Kitchen-Breakfast Space
- Downstairs WC, Family Bathroom And En-Suite
- Enclosed Rear Garden With Outhouse
- Single Garage And Driveway Providing Two Off Road Parking Spaces
- EPC Rating: B82
- Council Tax Band: C

### Energy Efficiency Rating

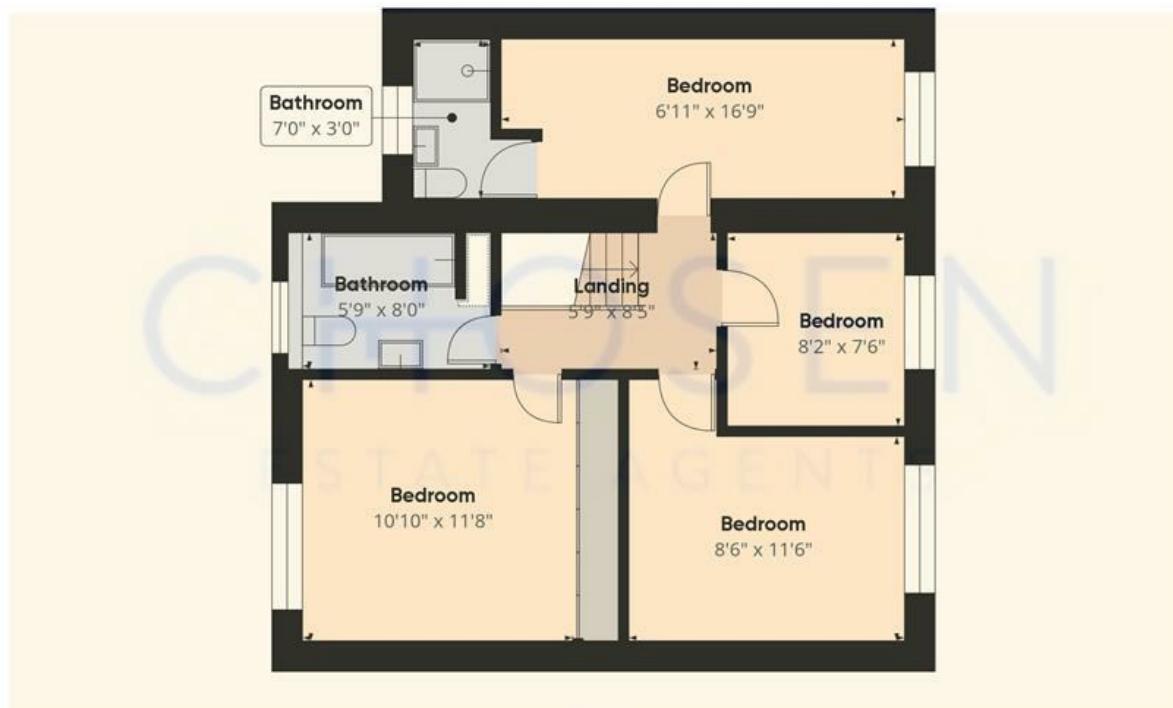






Approximate total area<sup>(1)</sup>

1206.53 ft<sup>2</sup>



(1) 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.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**