



12a Kaybourne Crescent, Churchdown, Gloucester, GL3 2HL

£489,999

CHOSEN
ESTATE AGENTS

THE PROPERTY

Nestled in the heart of Churchdown Village, this charming three-bedroom detached home offers both a generous plot and a well-balanced layout, ideal for families or those seeking single-level living with space to enjoy both inside and out.

The property boasts a fantastic frontage, providing an impressive approach with ample driveway parking and an expansive front garden, setting the tone for what's inside.

Internally, the accommodation flows from a central hallway leading into all key areas. The spacious living room stretches over 20 feet in length and is perfect for entertaining or relaxing. The kitchen connects to a separate utility room, offering convenience and practicality, while the stylish bathroom is centrally located to serve all bedrooms.

There are three well-proportioned bedrooms, with flexibility for home working or guest space if required. The layout also allows for great connectivity between rooms, maximising the use of space.

Step outside to discover the true jewel of this home — the beautifully landscaped rear garden, thoughtfully designed with multiple seating areas, a tranquil pond, and plenty of storage. It's a perfect spot to unwind or entertain.

With its desirable location, generous plot, and tasteful finishes, this home offers a rare opportunity to live in one of Churchdown's most sought-after spots.

Agents Note.

Freehold

EPC Rating: D64

Tewkesbury Borough Council Band: D

Mains Gas, Electric and Water are connected.


Flood Risk:

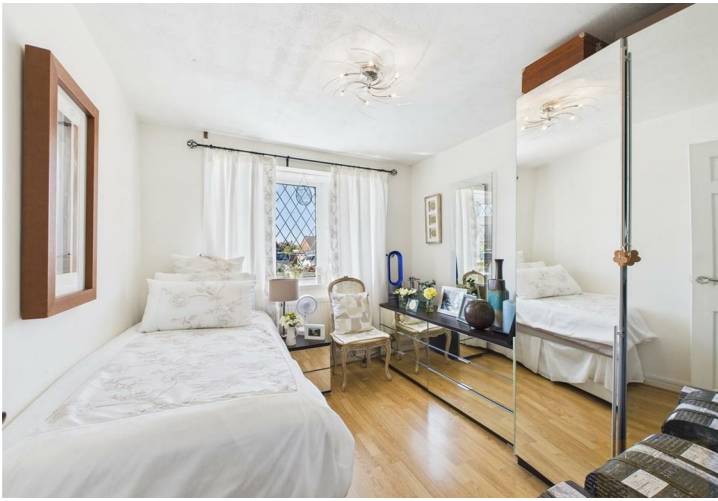
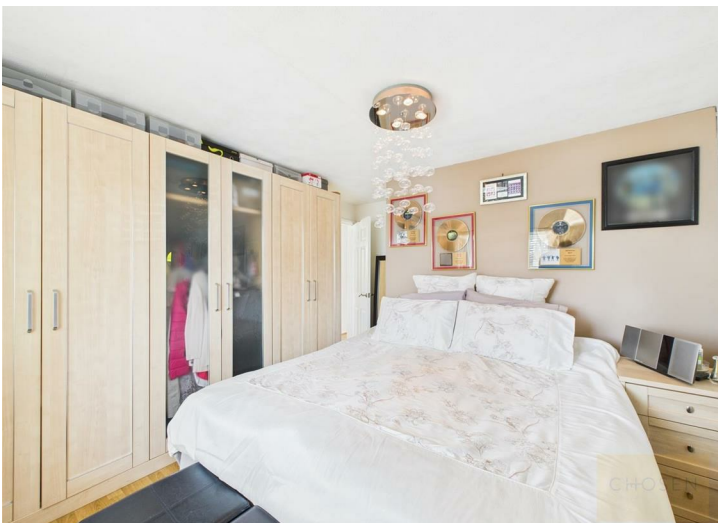
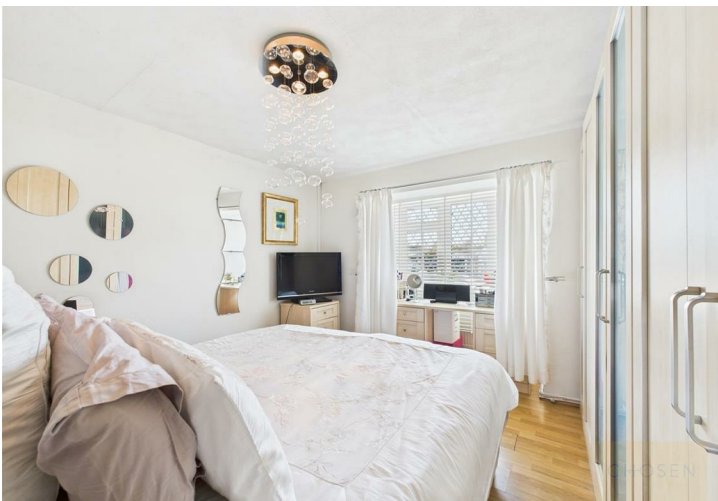
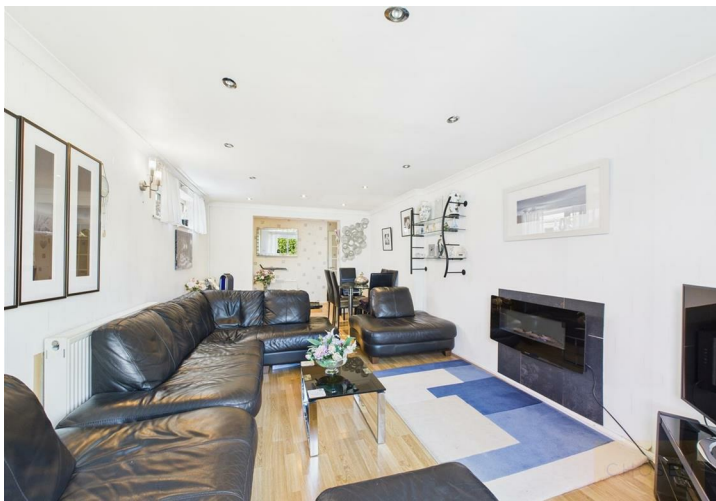
Rivers & Seas -Very low

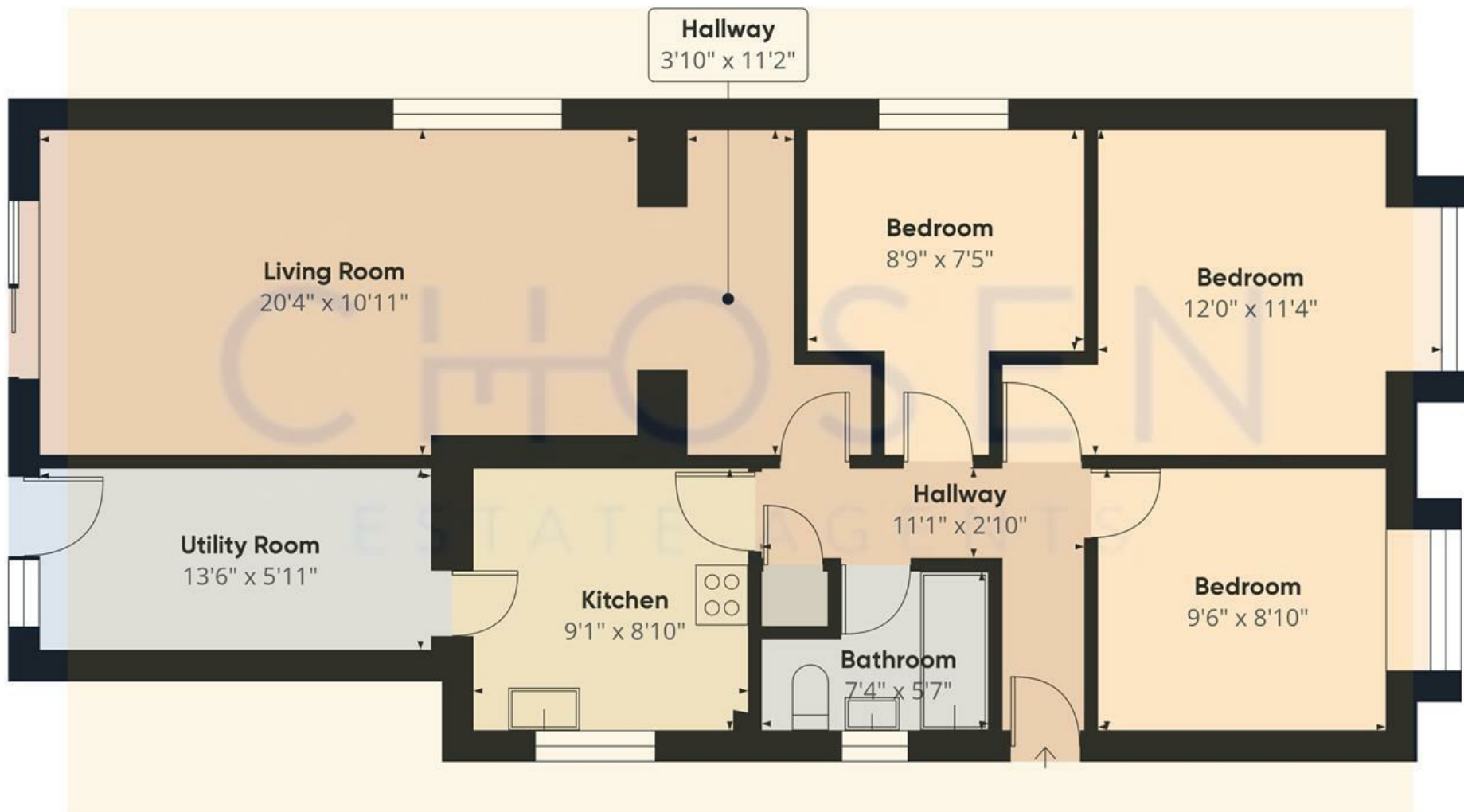
Surface Water -Very low

- Detached bungalow
- Generous frontage with ample parking
- Large 20ft+ living room
- Beautifully landscaped rear garden
- Prime location close to local shops, schools & transport links
- Located in the heart of Churchdown Village
- EPC Rating - D64
- Council Tax Band - D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	64	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





Approximate total area⁽¹⁾
843.58 ft²

(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.

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