



2 Milliner Crescent, Churchdown, Gloucester, GL3 1GG

£485,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

Located within the sought-after Pirton Fields development in Churchdown, this beautifully presented four-bedroom detached home occupies an impressive corner plot, offering generous internal living space and a particularly large garden – a rare feature for a newer build.

This move-in ready property has been tastefully decorated throughout, combining a modern finish with excellent practicality for family life. The ground floor welcomes you into a spacious hallway that leads into a substantial sitting room, perfect for relaxing or entertaining. To the rear of the home, you'll find a stylish kitchen/diner with contemporary units, ample workspace, and space for a large dining table — ideal for hosting and everyday family meals. A separate utility room and a convenient WC further enhance the functionality of the ground floor.

Upstairs, the home offers three generous double bedrooms and a comfortable single room, making it flexible for growing families, guests, or a home office setup. The master bedroom features a modern en-suite, while a well-appointed family bathroom serves the remaining rooms.

Externally, the property boasts an exceptionally spacious garden thanks to its corner plot position — perfect for outdoor entertaining, gardening, or simply enjoying the extra space. To the front, there is off-road parking for up to three vehicles and a detached garage, offering additional storage or parking options.

With its blend of space, finish, and outdoor potential, this fantastic family home stands out within the development and offers the ideal setting for modern living in a highly regarded location.


Agents Note.
Freehold
EPC Rating: B85
Tewkesbury Borough Council Tax Band: E
Mains Gas, Electric and Water are connected.
Fibre Broadband is available in the area.

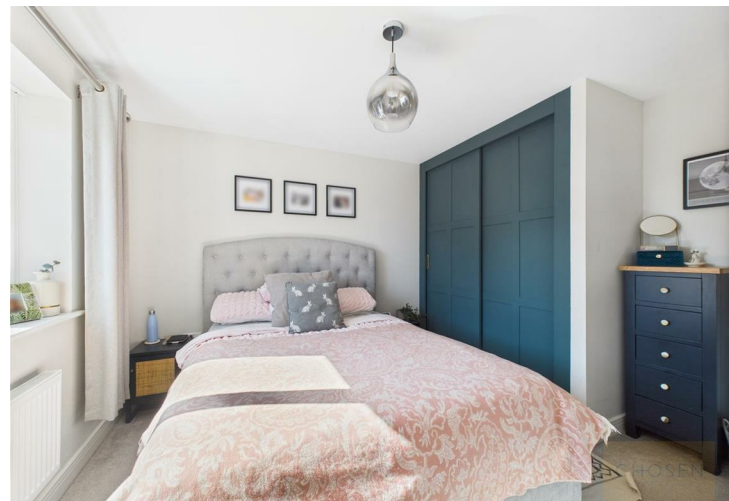
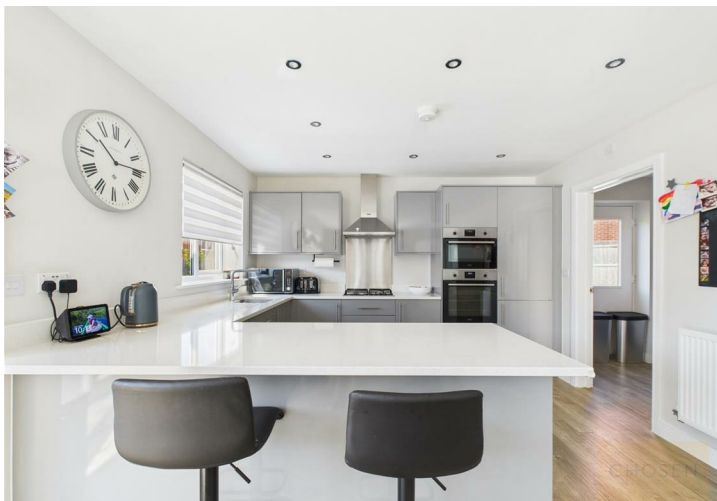
Flood Risk:
Rivers & Sea: Very Low
Surface Water: Very Low

Standard 2 mbps
Ultrafast 1800 mbps

- Beautiful Detached Four Bedroom Home
- Modern Open Plan Living
- Family Bathroom, En-Suite And Downstairs WC
- Council Tax Band: E
- Corner Plot Boasting Extensive Rear Garden
- Perfect Family Home
- Garage And Driveway Providing Off Road Parking For Three Vehicles
- EPC Rating: B84

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(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 	





Floor 0

Approximate total area⁽¹⁾
1270 ft²



Floor 1

(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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