47 John Daniels Way, Churchdown, Gloucester, GL3 2QX

£385,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

Positioned on the well-regarded John Daniels Way, this extended three-bedroom semi-detached home offers generous living space, off-road parking, and lovely views towards Chosen Hill — ideal for families and buyers looking to settle in this sought-after part of Churchdown.

To the front, the property provides off-road parking for up to three vehicles, while a car port and garage add further versatility and storage.

Internally, the ground floor has been extended to offer a fantastic kitchen/diner, providing a sociable hub for the home with ample space for cooking and entertaining. There is also a separate living area and dining area, maintaining a traditional and practical layout. A convenient WC completes the downstairs accommodation.

Upstairs follows a classic three-bedroom configuration, offering two generous double bedrooms and a comfortable single bedroom. The front bedroom benefits from fitted wardrobes and enjoys views of John Daniels Park. Bedroom two also provides fitted wardrobes whilst offering elevated views of Chosen Hill to the rear, along with bedroom three. A modern family bathroom serves all rooms and has been finished to a high standard.

The rear garden is enclosed and low maintenance, with access to the detached garage, and offers a private outdoor space for relaxing or entertaining.

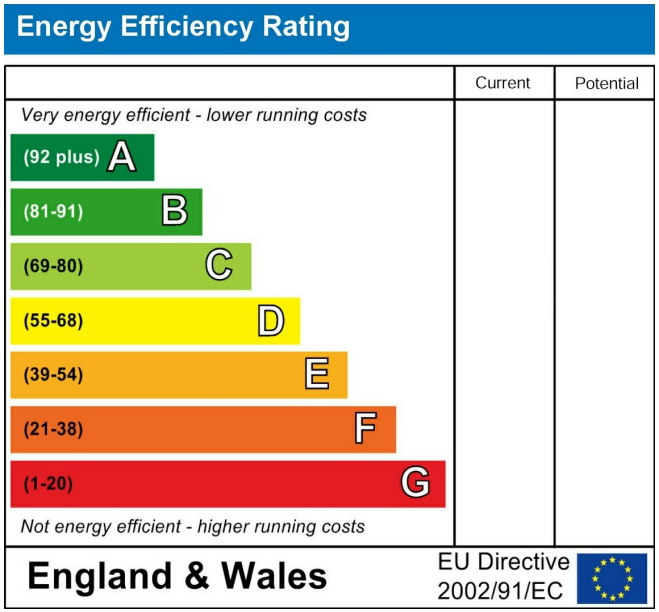
Well located for local schools, parks, and transport links, this well-maintained home is ideal for buyers seeking space, potential, and a prime Churchdown location.

- Extended three Bedroom Semi-Detached Home
- Popular No Through Road
- Beautiful Views Of Chosen Hill
- Modern Open Plan Living
- driveway Providing Plenty Of Off Road Parking
- Family Bathroom And Downstairs WC
- EPC Rating: TBC
- Council Tax Band:

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

Flood Risk:
Rivers & Seas: Very low
Surface Water: High

Standard 15 mbps
Superfast -
Ultrafast 1000 mbps



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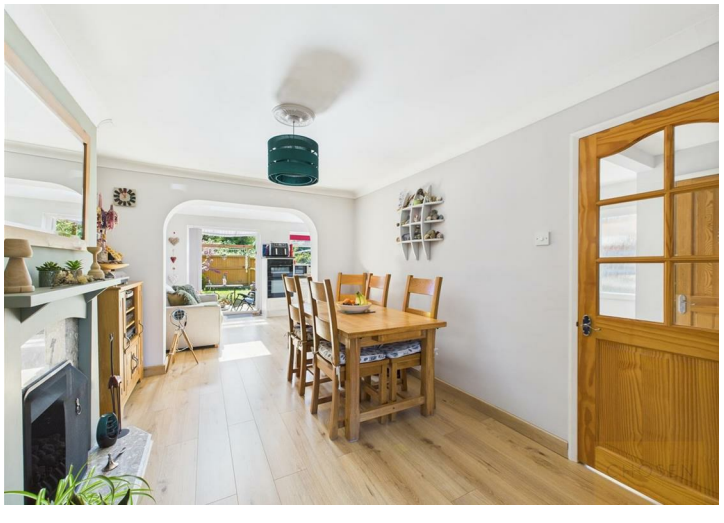
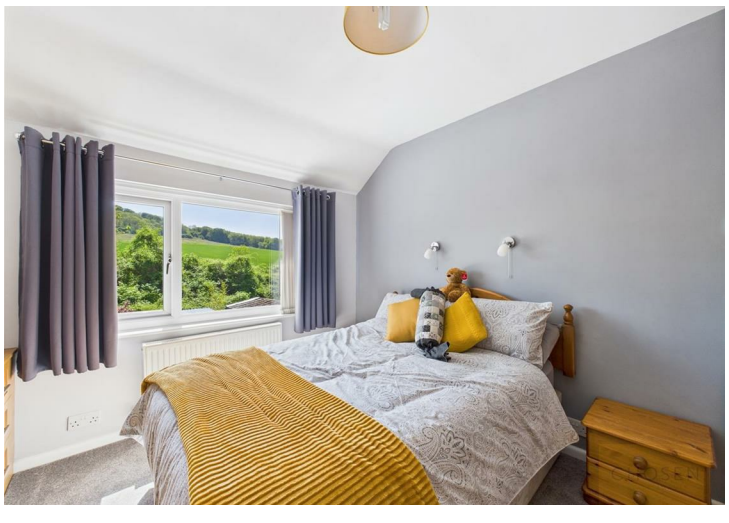

Floor 0

Floor 1

Approximate total area(1)

1048 ft²

Reduced headroom

1 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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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