



1 Trubshaw Court, Churchdown, Gloucester, GL3 2NG

£415,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

Tucked away in a tranquil and sought-after cul-de-sac in the heart of Churchdown, this beautifully presented four-bedroom detached property offers spacious and versatile living accommodation, perfect for families or those seeking room to grow.

As you step into the entrance hall, you're welcomed by a sense of light and space, setting the tone for the rest of the home. The ground floor boasts a generously sized sitting room featuring a large window that floods the space with natural light, creating an inviting area to relax and entertain.

At the rear of the property, the kitchen opens seamlessly into the dining room—ideal for modern family living and hosting. The dining area leads into a bright conservatory, offering peaceful views of the garden and making it the perfect spot for morning coffee or an evening unwind.

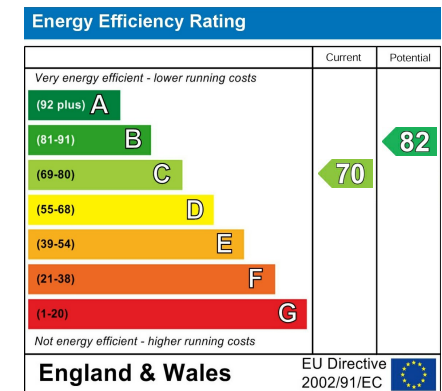
Additional ground floor features include a convenient WC, a separate home office—ideal for remote work or study—and a useful utility section providing extra storage and functionality. A double garage completes the downstairs layout, offering secure parking and further storage options.

Upstairs, you'll find two well-proportioned double bedrooms and two single bedrooms, with an ensuite to the master bedroom, while the rest of the bedrooms are all serviced by a contemporary family bathroom. The master bedroom also benefits from a wall of fitted wardrobes, offering ample storage.

Externally, the property enjoys a private garden space, ideal for outdoor entertaining or family playtime, along with driveway parking for two.

This delightful home combines practicality and charm in an enviable location. Situated within easy reach of local schools, amenities, transport links and also only a stones throw away from the playing fields, yet set in a quiet residential pocket, it offers the best of both convenience and calm.

- Detached Family Home
- Spacious & Airy Sitting Room
- Double Garage & Driveway Parking
- EPC Rating - C70
- Four Bedrooms
- Dedicated Home Office
- Excellent Location With Great Local Amenities
- Council Tax Band - E



Agents Note.

Freehold.

EPC Rating: Exempt.

Tewkesbury Borough Council Band: E.

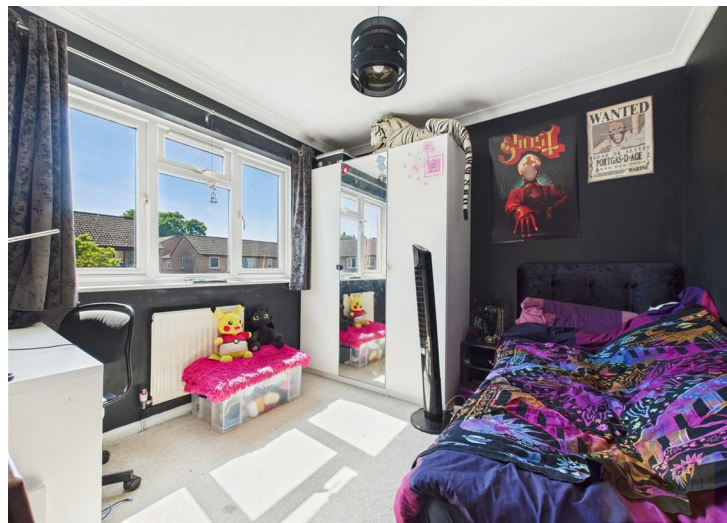
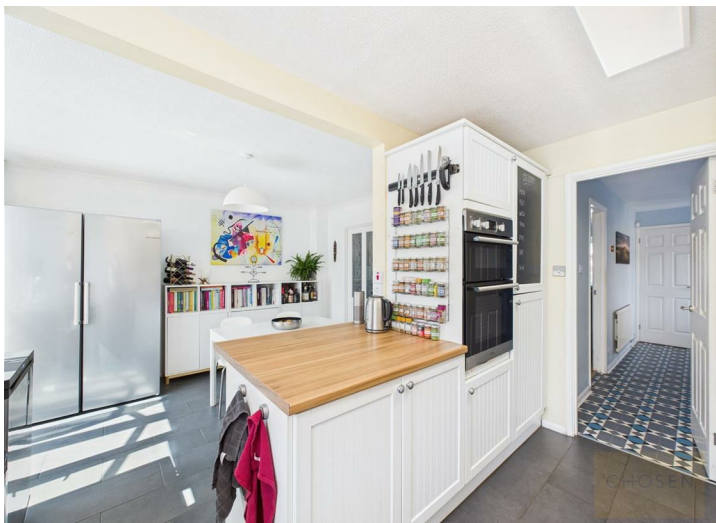
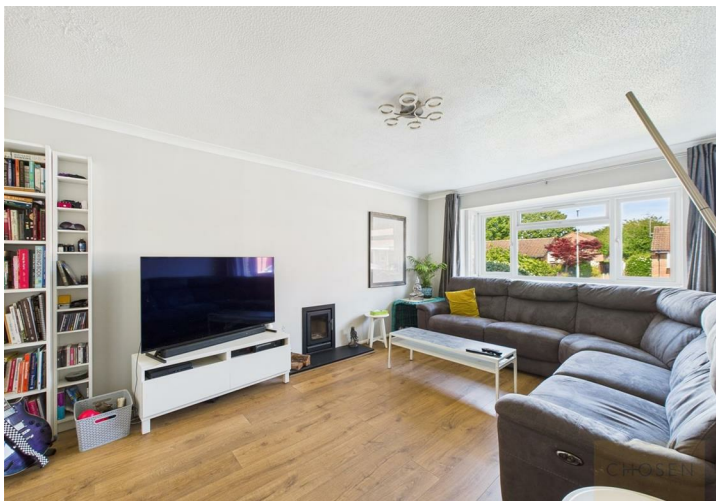
Mains Gas, Electric and Water are connected.

Fibre Broadband is available in the area.

Flood Risk:

Rivers & Seas: Very low

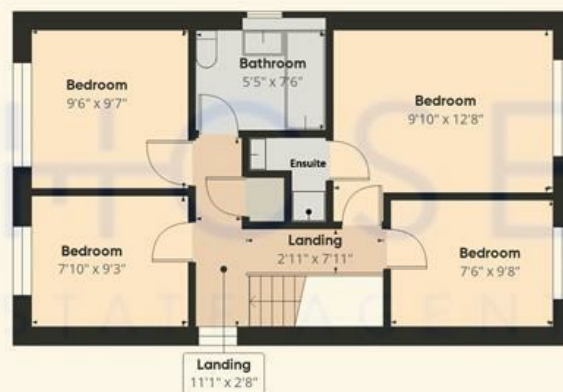
Surface Water: Very low





Floor 0

Approximate total area⁽¹⁾
1541 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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