



26 Windfall Way

Elmbridge, Gloucester, GL2 0RP

£399,950



Murdock & Wasley Estate Agents are pleased to welcome to the market this spacious four-bedroom detached family home offers generous and versatile accommodation, ideally positioned within easy reach of highly regarded schools, local amenities and excellent transport links. The accommodation offers two separate reception rooms, providing excellent flexibility for family living, entertaining or working from home. There are four well-proportioned bedrooms, with the master bedroom benefiting from its own en-suite. Further benefits include a garage and off-road parking, amenities close by, including local shops, pharmacies and regular bus routes, while excellent road links provide easy access to Gloucester and surrounding areas.



Entrance Hallway

Access via upvc double glazed door, power points, wall mounted radiator, door to under stairs storage, stairs to first floor landing, rear aspect upvc double glazed window. Doors lead off:

Kitchen

Range of base, wall and drawer mounted units, laminate worksurfaces, one and half bowl stainless steel sink unit with a mixer tap over. Appliance points, power points, eye level oven/ grill, four ring gas hob and extractor hood over, Integral fridge freezer, space for dishwasher, partly tiled walls, wall mounted radiator, rear aspect upvc double glazed window, side aspect double glazed door leading to garden. Door leads off:

Utility Room

Range of base, wall and drawer mounted units, laminate worksurfaces, one and half bowl stainless steel sink unit with a mixer tap over. Appliance points, power points, space for washing machine & tumble dryer, partly tiled walls, wall mounted radiator, wall mounted boiler, side aspect upvc double glazed window.

Lounge

Television point, data point, power points, wall mounted gas fire heater, wall mounted radiators, front aspect upvc double glazed window, rear aspect upvc double glazed french door leading to the garden.

Dining Room

Power points, wall mounted radiator, space for dining table, front aspect upvc double glazed window.

Cloakroom

Suite comprising low level wc, wall mounted wash hand basin with mixer tap over, partly tiled walls, wall mounted radiator.

First Floor Landing

Power points, wall mounted radiator, front & rear aspect upvc double glazed window, stairs to second floor landing. Doors lead off:

Bedroom One

Power points, wall mounted radiators, built in wardrobes, front & rear aspect upvc double glazed window. Doors lead off:

En-suite

Suite comprising low level wc, pedestal wash hand basin with mixer tap over, step in cubicle with shower over, wall mounted radiator, partly tiled walls, front aspect frosted upvc double glazed window.

Bedroom Four

Power points, wall mounted radiator, built in wardrobes, front aspect upvc double glazed windows.

Bathroom

Suite comprising low level wc, pedestal wash hand basin with mixer taps over, panelled bath with taps and shower off taps over, wall mounted radiator, partly tiled walls, rear aspect upvc double glazed window.

Second Floor Landing

Wall mounted radiator, rear aspect roof light. Doors lead off:

Bedroom Two

Power points, wall mounted radiators, built in wardrobe, front aspect upvc double glazed dorma windows, rear aspect roof light.

Bedroom Three

Power points, wall mounted radiators, built in wardrobe, front aspect upvc double glazed dorma windows, rear aspect roof light.

Garage

Accessed via up and over door with power and lighting.

Outside

To the front of the property a garden laid to lawn is enclosed by metal railings with a path leading to the front door.

To the side of the property a tarmacadam driveway provides off road parking for at least two vehicles in front of the garage. A wooden gate leads through to the rear.

To the rear of the property a patio leads down to a garden laid to lawn whilst enclosed by wooden fencing.

Tenure

Freehold.

Services

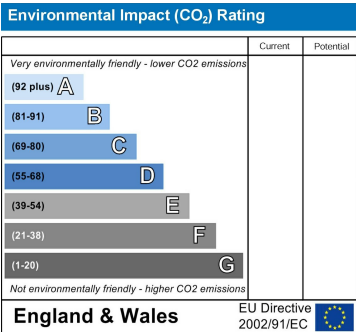
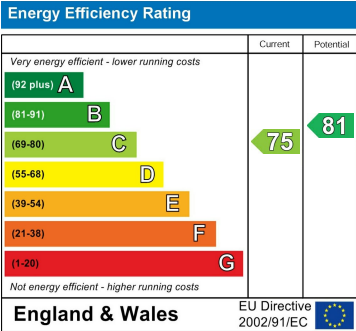
Mains water, gas, electricity and drainage.

Local Authority

Gloucester City Council
Council Tax Band: E

Awaiting Vendor Approval

These details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



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To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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