



33 Windfall Way

Elmbridge, Gloucester, GL2 0RP

£425,000



Murdock & Wasley Estate Agents are delighted to welcome new to the market this impressive and beautifully presented family home, situated in one of Elmbridge's most sought-after locations.

Finished to a high standard throughout, the property offers spacious and well-balanced accommodation, making it ideal for modern family living. On the ground floor, the layout comprises an inviting entrance hallway, cloakroom, lounge, dining room, kitchen, utility, and a bright conservatory overlooking the rear garden.

Upstairs, you'll find four generous double bedrooms, including a master with en-suite, along with a stylish family bathroom.

All in all a wonderful property! Early viewing advised



Entrance Hallway

Approached via Upvc double glazed front door, radiator, fuse panel, central heating thermostat, stairs to first floor, doors to cloakroom, kitchen & lounge.

Cloakroom

Low level wc & pedestal wash hand basin, radiator, towel rail, partly tiled walls.

Lounge 17'8" x 11'5" (5.4 x 3.5)

Upvc double glazed bay window to front, television point, two radiators, power points, door to:

Dining Room 12'1" x 9'10" (3.7 x 3.0)

Upvc double glazed sliding doors to conservatory, radiator, power points, door to:

Kitchen 14'9" x 9'6" (4.5 x 2.9)

Upvc double glazed windows to rear, eye & base level units with roll edge work tops, sink/drain, electric double oven with separate gas hob & hood, space for fridge/freezer, built in dishwasher, breakfast bar, radiator, recessed down lights, door to:

Utility Room 7'6" x 6'6" (2.3 x 2.0)

Upvc double glazed window to rear & door to side, base level units with roll edge work tops, sink/drain, plumbing for washing machine & tumble dryer, wall mounted "Glow Worm" boiler, extractor fan.

Conservatory 11'1" x 8'10" (3.4 x 2.7)

Upvc double glazed doors to rear garden, Upvc double glazed windows throughout, tiled flooring.

First Floor Landing

Airing cupboard, radiator, power points, doors to all rooms.

Bedroom 1 15'1" x 10'5" (4.6 x 3.2)

Upvc double glazed windows to front, radiator, power points, built in wardrobes, door to:

En-Suite 7'6" x 6'6" (2.3 x 2.0)

Upvc frosted double glazed window to front, shower cubicle, low level wc & pedestal wash hand basin, heated towel rail, tiled walls, extractor fan, shaver point.

Bedroom 2 14'5" x 9'2" (4.4 x 2.8)

Upvc double glazed windows to front, radiator, power points, built in wardrobes.

Bedroom 3 12'1" x 10'9" (3.7 x 3.3)

Upvc double glazed windows to rear, radiator, power points.

Bedroom 4 9'2" x 8'10" (2.8 x 2.7)

Upvc double glazed windows to rear, radiator, power points.

Family Bathroom

Upvc frosted double glazed window to rear, panelled bath with shower over, low level wc & pedestal wash hand basin, partly tiled walls, radiator, towel rail.

Rear Garden

A generous size garden which is partly paved, mainly laid to lawn, flower & shrub borders, cold water tap, gated side access, door to garage.

Garage

Up & over door with power & lighting.

Tenure

Freehold.

Services

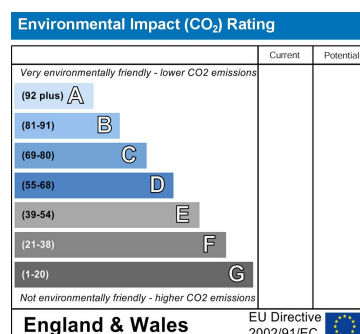
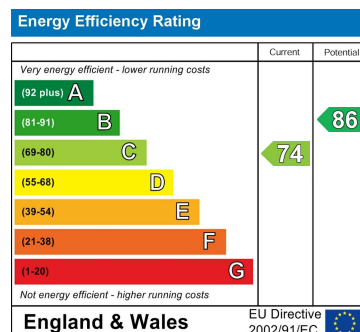
Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- Band E

Awaiting Vendor Approval

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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