Murdock & Wasley
ESTATE AGENTS



40 Lansdown Road

Gloucester, GL1 3JD

Offers over £425,000

3 1 2

Murdock and Wasley Estate Agents are delighted to introduce to the market this exceptionally presented three-bedroom semi-detached family home. Ideally situated in the ever-popular area of Lansdown Road, the property is within close proximity to the city centre and highly regarded grammar schools.

This impressive property is perfectly suited to families seeking their forever home, offering stylish, modern and spacious accommodation throughout. A particular highlight is the rear extension, which has created a wonderful open-plan living space, ideal for both everyday family life and entertaining.

The accommodation further comprises an entrance hallway, lounge, cloakroom, utility room and office. Upstairs, there are three well-proportioned bedrooms and a family bathroom.

Externally, the property continues to impress with an enclosed south-west-facing rear garden and a large, versatile self-contained studio at the far end.







Entrance Hall
Accessed via upvc double glazed front door, power points, radiator, under stairs storage cupboard, doors lead off to:

Cloakroom
Low level WC, hand wash basin with storage below and mixer tap over, heated towel rail, frosted upvc double glazed window with side aspect.

Lounge
Power points, Tv point, radiator, fireplace, upvc double glazed bay window with front aspect, double doors lead into:

Kitchen/Diner
Range of base, drawer and wall mounted units, quartz worksurfaces, Island with single sink unit with mixer tap over. Appliance points, power points, electric hob with extractor hood over, eye level double oven, integrated dishwasher and wine fridge, space for fridge freezer, door to utility Room, space for dining table and chairs, space for sofa and seating area, inset ceiling spotlights, sky lights, underfloor heating, rear aspect upvc double glazed window, side door leading to office, bifold upvc doors leading to the garden.

Utility Room
Space for washing machine and tumble drier, shelving.

Office
Accessed via double glazed upvc door, power points, electric storage heater, double glazed velux window, double glazed upvc door leading to rear garden.

Bedroom One
Power points, radiator, built in wardrobes, upvc double glazed bay window with front aspect.

Bedroom Two
Power points, radiator, upvc double glazed window with rear aspect.

Bedroom Three
Power points, radiator, upvc double glazed window with rear aspect.

Bathroom
Suite comprising walk in shower cubicle with shower off the mains over, low level WC, hand wash basin with storage underneath and mixer tap over, double-ended inset bath with a tiled bath panel and centrally positioned mixer tap, heated towel rail, fully tiled walls, frosted upvc double glazed window with rear aspect.

Outside
To the front, the property boasts an attractive traditional bay-fronted façade, complemented by a generous driveway providing off-road parking, decorative gravelled areas and a paved pathway leading to the entrance, with gated side access.

To the rear lies a beautifully established and generously proportioned garden, thoughtfully arranged to create a superb setting for both relaxation and entertaining. An extensive paved sun terrace extends directly from the property, providing the perfect space for alfresco dining and outdoor seating, whilst a substantial lawn is framed by mature trees, established shrubs and well-stocked borders, creating a wonderful sense of privacy.

At the foot of the garden sits an impressive Garden Studio with glazed French doors, complemented by a further patio and raised decking area, offering a versatile outdoor retreat with potential for a home office, gym or leisure space. The garden is further enhanced by raised sleeper borders, stepping-stone pathways and a timber storage shed.

Studio
Accessed via upvc double glazed french doors, power points, inset ceiling spotlights, electric storage heaters, sky lights.

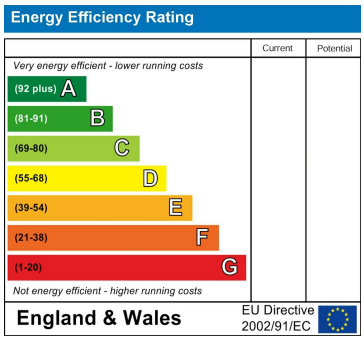
Tenure
Freehold

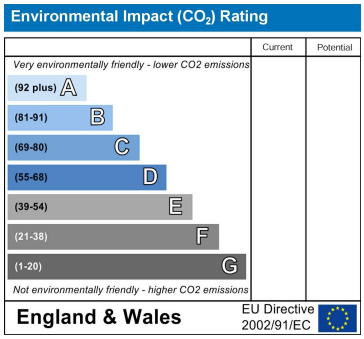
Local Authority
Gloucester City Council
Council Tax Band: D

Services
Mains gas, water, electricity and drainage.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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

10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW email:office@mwea.co.uk

GLOUCESTER **01452 682952** **WWW.MWEA.CO.UK**

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at 10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW

rightmove The Property Ombudsman