



3 Sunnycroft Mews

Off Stroud Road, Gloucestershire, GL1 5LP

Offers in excess of £650,000



Murdock & Wasley Estate Agents are delighted to present this beautifully appointed five double bedroom detached family home, tucked away within an exclusive private cul-de-sac in a highly sought-after location close to outstanding schools, excellent transport links and a wide range of local amenities.

Offering spacious and versatile accommodation throughout, the property comprises a generous lounge, family room, impressive kitchen/dining room, utility room and a ground floor cloakroom. To the first floor are five well-proportioned double bedrooms, including a superb master bedroom featuring a luxurious en-suite bathroom complete with both a bath and separate shower, a modern family bathroom, and a separate study, ideal for those working from home.

Externally, the property enjoys a generous driveway providing ample off-road parking, an integral double garage, and a private enclosed rear garden, predominantly laid to lawn with plenty of space for outdoor entertaining and family enjoyment.



Entrance Hall

Access via glazed front door, power points, wall mounted radiator, stairs to landing, door to under stairs storage. Doors lead off:

Wash Cloakroom

Suite comprising low level wc, wall mounted wash hand basin with taps over, partly tiled walls, wall mounted radiator, side aspect double glazed windows.

Lounge

Television point, data point, power points, fireplace with surround, coving, wall mounted radiator, front aspect double glazed bay window, side aspect double glazed window, french doors lead off:

Family Room

Power points, wall mounted radiator, double glazed french doors leading to the garden. Door leads off:

Kitchen / Dining Room

Range of base, drawer and wall mounted units, laminate worksurfaces, one and a half bowl sink unit with mixer tap over. Appliance points, power points, eyelevel oven, grill and microwave, four ring gas hob with extractor hood over, space for tall fridge freezer and dining table. Partly tiled walls, tiled flooring, rear aspect double glazed window and side aspect double glazed bay window. Door leads off:

Utility Room

Range of base, wall mounted units, laminate worksurfaces sink unit with taps over. Appliance points, power points. Space for washing machine and tumble dryer, wall mounted radiator, side aspect double glazed door leading to garden.

Landing

Power point, wall mounted radiator, access to loft via hatch, front aspect double glazed window. Doors lead off:

Bedroom One

Power points, wall mounted radiator, built in wardrobes, rear aspect double glazed window. Door leads off:

En Suite

Suite comprising low level wc, wall mounted wash hand basin with mixer tap over and storage below, panelled bath with taps over, double step in cubicle with shower over, wall mounted radiator, partly tiled walls, tiled flooring, side aspect double glazed window.

Bedroom Two

Power points, wall mounted radiator, front aspect upvc double glazed window

Bedroom Three

Power points, wall mounted radiator, rear aspect double glazed window.

Bedroom Four

Power points, wall mounted radiator, side aspect double glazed window.

Bedroom Five

Power points, wall mounted radiator, front aspect double glazed window.

Study

Power points, wall mounted radiator, rear aspect door leading to a rear balcony leading down to the garden.

Bathroom

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

Internal Double Garage

Accessed via two electric roller doors with power & lighting, personnel door that leads into the property and a personnel door that leads to the rear garden.

Outside

To the front of the property a drive laid to tarmac provides off road parking for two vehicles, a path sides a garden laid to lawn which leads to the front door.

To the side of the property a path leads to rear garden via a wooden gate.

To the rear of the property a large patio leads down to a garden mainly laid to lawn whilst bordered by raised flower beds and mature trees and is enclosed by wooden fencing.

Services

Mains water, gas, electricity and drainage.

Tenure

Freehold

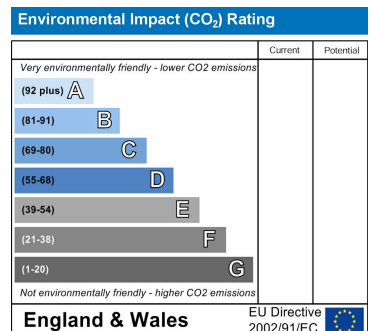
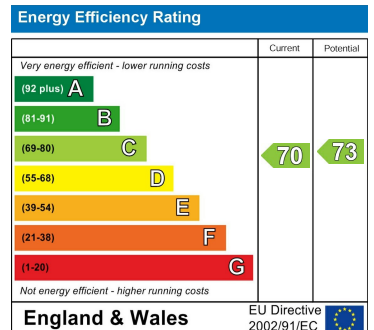
Local Authority

Gloucester City Council

Tax Band: G

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.

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

