



## 22 Parkside Drive

Churchdown, Gloucester, GL3 1HT

**£425,000**



Murdock and Wasley are proud to present this beautifully presented and thoughtfully extended three-bedroom semi-detached home offering the perfect blend of modern living and generous family space. Situated on the ever-popular Parkside Drive in Churchdown,

At the heart of the home is a stunning extended kitchen/dining/family area, designed with both everyday living and entertaining in mind. This impressive space provides a seamless flow, flooded with natural light and offering direct access to the garden, creating a true hub of the home.

Upstairs, the property continues to impress with three bedrooms. The master is a standout feature, boasting its own dressing room and stylish en suite shower room, providing a touch of luxury. The remaining bedrooms are served by a well-appointed family bathroom.

Externally, the property benefits from a generous rear garden, ideal for families and outdoor entertaining, along with ample off-road parking to the front and access to a detached garage.

Positioned in a sought-after residential location, close to local amenities, reputable schools and excellent transport links, this is a fantastic opportunity to acquire a high-quality family home in a desirable setting.



### Entrance Hall

Accessed via upvc composite door, LVT flooring, radiator, understairs storage cupboard, stairs leading to first floor, door leading to:

### Kitchen

Range of base, wall and drawer mounted units, solid wood worksurfaces, sink unit with a mixer tap over. Appliance points, power points, space for range cooker, extractor hood above, Integral dishwasher, space for fridge freezer, inset ceiling spotlights, radiator, rear and side aspect upvc double glazed window, open plan leading to:

### Lounge Diner

Power points, Tv point, radiator, electric fireplace, inset ceiling spotlights, space for dining table, front aspect upvc double glazed window, upvc double glazed doors leading to rear garden.

### Bedroom One

Power points, tv point, radiator, under stairs storage cupboard, inset ceiling spotlights, rear aspect upvc double glazed window, stairs leading to dressing room, door leading to en suite.

### En Suite

Suite comprising of, walk in double shower with shower off the mains over, low level wc, his and hers wash hand basin with vanity units below and mixer taps over, radiator, partly tiled walls, frosted rear aspect upvc double glazed window.

### Dressing Room

Stairs leading from bedroom one, radiator, upvc velux window.

### Bedroom Two

Power points, tv point, radiator, inset ceiling spotlights, front aspect upvc double glazed bay window

### Bedroom Three

Power points, tv points, radiator, side aspect upvc double glazed window.

### Bathroom

Suite comprising walk in shower cubicle with shower off the mains over, low level wc, hand wash basin with vanity storage unit below and mixer tap over, radiator, partly tiled walls, frosted front aspect upvc double glazed window.

### Outside

To the front, the property benefits from an extensive block paved driveway, providing ample off road parking for multiple vehicles. The driveway extends to the side of the property, leading to a detached garage.

The property boasts a generous and well maintained rear garden, thoughtfully designed to offer both relaxation and family friendly space. A spacious paved patio adjoins the property, creating the perfect setting for outdoor dining and entertainment.

Beyond the patio, the garden opens out onto a substantial lawn, the garden is fully enclosed by timber fencing.

### Tenure

Freehold

### Services

Mains water, gas, electricity & drainage.

### Local Authority

Tewkesbury Borough Council:  
Council Tax Band C

### 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D			
(39-54) E		50	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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

