4 Mary Rose Avenue, Churchdown, Gloucester, GL3 1NB

£350,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

This impressive extended three bedroom detached family home occupies a prime position in the highly sought-after village of Churchdown, Gloucestershire, renowned for its excellent schools and convenient amenities

Upon entering, the ground floor provides a welcoming hallway leading to a spacious living room flooded with natural light and perfect for relaxing or entertaining. The heart of the home is the well-appointed kitchen-dining space, fitted with a range of wall and base units, offering ample preparation space. A practical laundry room adds everyday convenience, while a separate garage provides secure storage or potential workshop use. Completing the ground floor is a handy WC.

Rising to the first floor, the landing gives access to three well-proportioned bedrooms, including a generous principal bedroom boasting an en-suite, and two further doubles, all benefiting from good natural light. The family bathroom is modern and fitted with a contemporary suite, ensuring comfort for the household.

Externally, the property boasts a private rear garden, mainly laid to lawn, with established borders, mature shrubs, and a delightful paved patio area complete with space for outdoor dining furniture, creating an ideal spot for summer barbecues or peaceful relaxation.

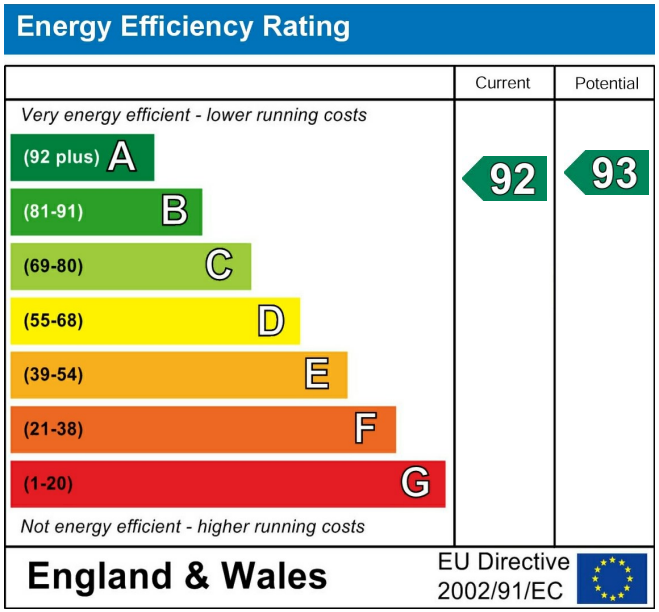
To the front, a newly laid driveway offers excellent off-road parking for multiple vehicles, leading to the attached garage - along with an EV charge point. Additionally, 12 solar panels are fitted and are owned outright.

- Three Bedroom Detached Home
- Extended
- Private, Encosed Rear Garden
- Kitchen-Diner And Separate Living Room
- Semi-Converted Garage And New Driveway
- Downstairs WC, En-Suite To Bedroom One And Family Bathroom
- EPC Rating: A92
- Council Tax Band: C

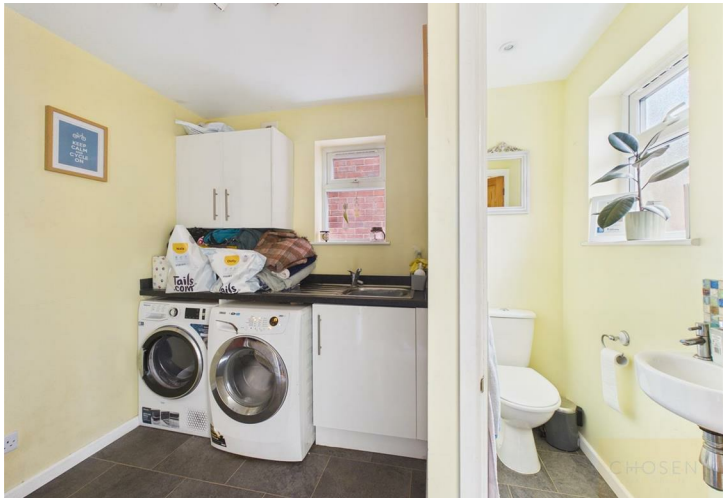
Agents Note.
Freehold
EPC Rating: A92
Tewkesbury Borough Council Tax Band: C
Mains Gas, Electric and Water are connected.
Fibre Broadband is available in the area.

Flood Risk:
Rivers & Seas: Very low
Surface Water: Low

12 solar panels with an inverter and 4.7 kw battery allowing for storage of your own power



2 Church Road, Churchdown, Gloucestershire, GL3 2ER
Tel: 01452 857421 Email: info@chosenestateagents.co.uk www.chosenestateagents.co.uk



Floor 0

Floor 1

Approximate total area(1)

944 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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