Murdock & Wasley
ESTATE AGENTS



3 Country View

, Gloucester, GL4 6RF

Offers in excess of £410,000

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Murdock & Wasley Estate Agents are delighted to offer for sale this well-presented five bedroom detached family home, arranged over three floors and perfectly suited to modern family living.

The ground floor comprises an entrance hall, bay-fronted kitchen/diner to the front aspect, and to the rear a spacious lounge and separate family room overlooking the garden. A utility room and cloakroom complete the ground floor.

The first floor offers four bedrooms and a family bathroom, while the top floor provides a further bedroom and additional bathroom, creating flexible accommodation ideal for growing families.

Externally, the property benefits from an enclosed rear garden, garage and off-road parking.

An ideal family home, early viewing is highly recommended.







Entrance Hallway
Accessed via composite door, power points, wall mounted radiator, laminate flooring, front aspect upvc double glazed window, door to under stairs storage, stair to first floor landing. Doors lead off:

Kitchen / Dining Area
Range of base, drawer and wall mounted units, inset sink unit with mixer tap over, composite worksurfaces. Appliance points, power points, range cooker with five ring gas hob with extractor hood over. Integral dishwasher, space for large fridge/freezer and dining table. Wall mounted radiator, tiled flooring, door to fitted pantry, front aspect upvc double glazed bay window.

Lounge
Television point, data point, power points, wall mounted radiator, rear aspect upvc double glazed window and rear aspect upvc double glazed french door leading to the garden

Family Room
Television point, power points, wall mounted radiator, rear aspect upvc double glazed french door leading to garden.

Utility

Wash Cloakroom
Suite comprising low level wc, wall mounted wash hand basin with mixer tap over, wall mounted radiator, tiled flooring.

First Floor Landing
Power points, wall mounted radiator, stairs to second floor landing, doors lead off:

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

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

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

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

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

Second Floor Landing
Front aspect upvc double glazed window.

Bedroom One
Power points, wall mounted radiator, door to built in wardrobe and eave storage, front aspect upvc double glazed dorma window. Door leads off:

En Suite
Suite comprising low level wc, wall mounted wash hand basin with mixer tap over and storage below, double step in cubicle with rainfall shower over, wall mounted radiator, wall mounted storage unit, partly tiled walls, tiled flooring, rear aspect velux window.

Garage
Accessed via up'n'over door with power & Lighting and one parking space directly in front.

Outside
To the front of the property is a garden mainly laid to lawn with a drive laid to decorative stone providing off road parking for one vehicle directly in front of the house. A further two parking spaces are provided. One directly in front of the garage the other is allocated within the cul-de-sac. A wooden gate provides access to the rear garden.

To the rear of the property a stone patio leads down to a garden mainly laid to lawn bordered by mature shrubs and flower beds whilst enclosed by wooden fencing and hedgerow.

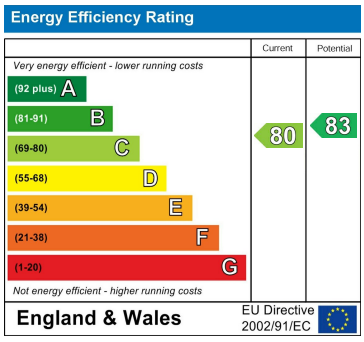
Services
Mains water, gas, electricity & drainage.

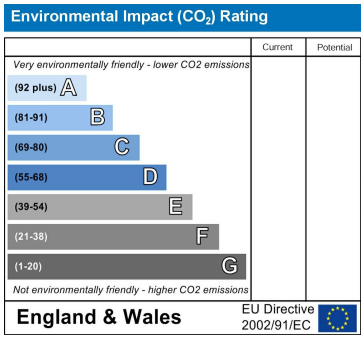
Tenure
Freehold

Local Authority
Gloucester City Council
Tax 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 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

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