



4 Weaver Drive, Churchdown, Gloucester, GL3 1GN

£295,000

**CHOSEN**  
ESTATE AGENTS

## THE PROPERTY

Situated within the popular Pirton Fields development in Churchdown, this well-presented three-bedroom mid-terrace property offers spacious and modern living, ideal for families, professionals, or first-time buyers.

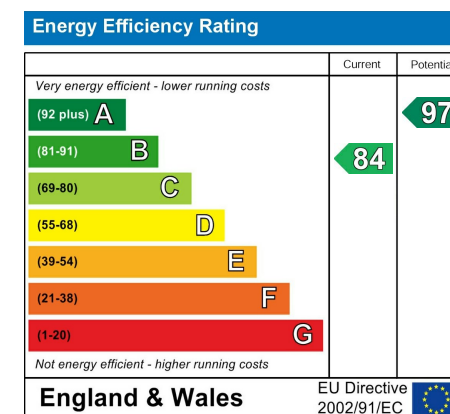
The accommodation begins with an inviting entrance hall, providing access to a convenient downstairs WC. From here, you are led into a bright and generously proportioned sitting room, offering a comfortable and welcoming space to relax. The sitting room flows seamlessly into the upgraded kitchen/diner, which provides an excellent area for both everyday living and entertaining. The kitchen has been thoughtfully improved and features ample workspace and storage. French doors open directly onto the enclosed rear garden, which is designed to be low maintenance, making it perfect for outdoor dining and enjoying warmer months.

Upstairs, the property offers three well-proportioned bedrooms. There are two double bedrooms, including a spacious master bedroom which benefits from its own ensuite shower room. The third bedroom is a single room and is currently being utilised as a dressing room, demonstrating the flexibility of the accommodation. A modern family bathroom serves the remaining bedrooms.

Externally, the rear garden is enclosed and easy to maintain, providing a private outdoor space. The property also benefits from off-road parking for two vehicles.

This attractive home is conveniently located within the sought-after Pirton Fields development, offering good access to local amenities, schools, and transport links, making it an excellent opportunity for a range of buyers.

- Three Bedroom Mid-Terrace Home
- Upgraded Kitchen/Diner
- Ensuite to Master Bedroom
- EPC Rating - B84
- Pirton Fields Development
- Enclosed, Low-Maintenance Rear Garden
- Off Road Parking for Multiple Vehicles
- Council Tax Band - C



### Agents Note

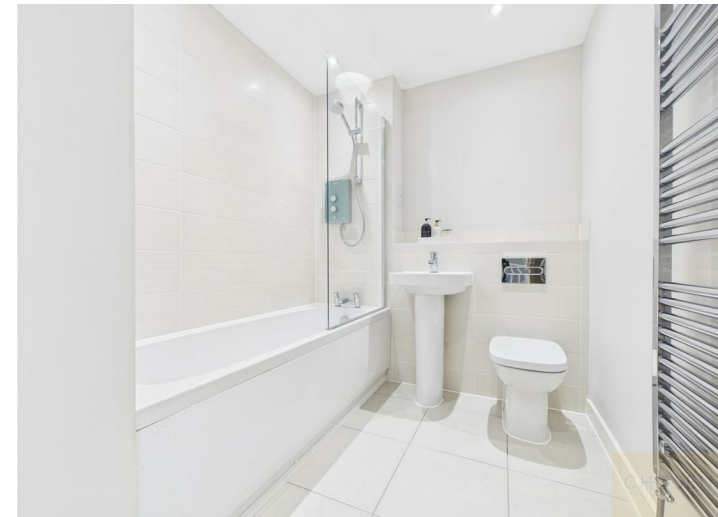
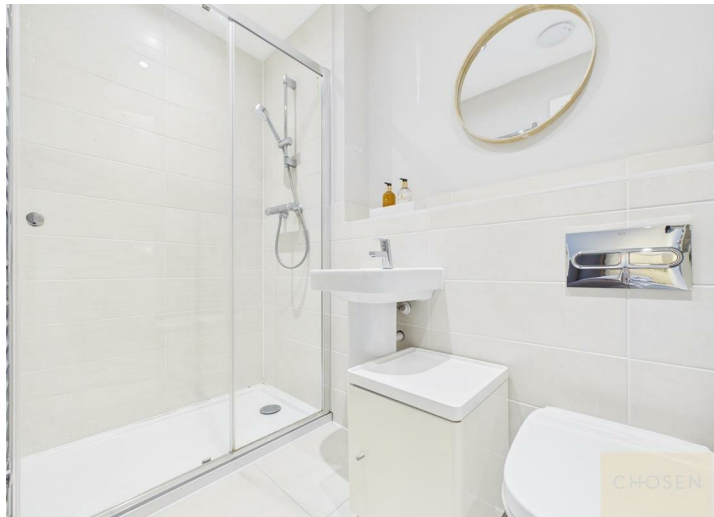
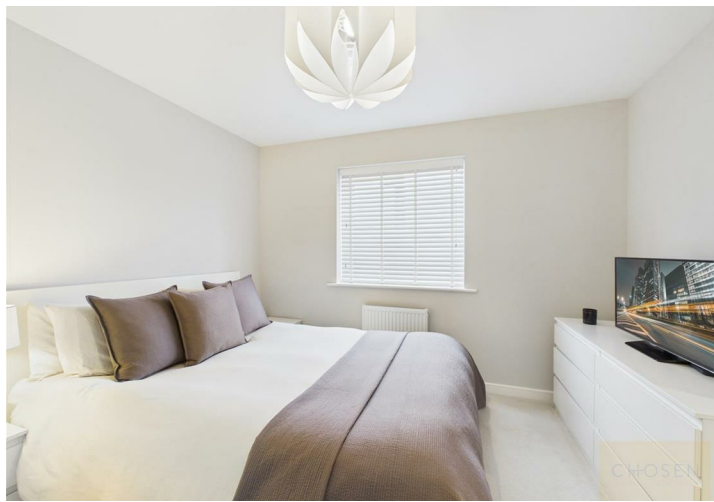
Freehold

EPC Rating: B84

Tewkesbury Borough Council Band: C

Mains Gas, Electric and Water are connected.

Flood Risk: Very Low





Approximate total area<sup>(1)</sup>  
731 ft<sup>2</sup>



(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.

GIRAFFE360

