



12 Blacksmith Lane, Churchdown, Gloucester, GL3 2EU

£450,000

**CHOSEN**  
ESTATE AGENTS

THE PROPERTY

A beautifully modernised and extended three-bedroom semi-detached home in the heart of Churchdown Village!

Located on a popular and well-established road in sought-after Churchdown Village, this stylish and thoughtfully extended three-bedroom semi-detached home offers an excellent blend of modern living, generous space, and everyday convenience. Finished to a high standard throughout, the property is perfect for families, couples, or anyone seeking a move-in-ready home with superb proportions and a versatile layout.

The property welcomes you into a bright hallway leading to a spacious living room/snug with a large bay window, allowing natural light to flood the space. The extended kitchen sits at the rear offering ample worktop space, contemporary units, breakfast bar, and direct access to the side aspect. A further living/dining room provides a brilliant flexible space to the rear of the property with tri-folding doors to the rear garden. Completing the ground floor is a stylish bathroom/utility, adding fantastic practicality to the home.

Upstairs, you'll find three well-proportioned double bedrooms and a modern family bathroom that serves the floor and is fitted with a sleek, contemporary suite.

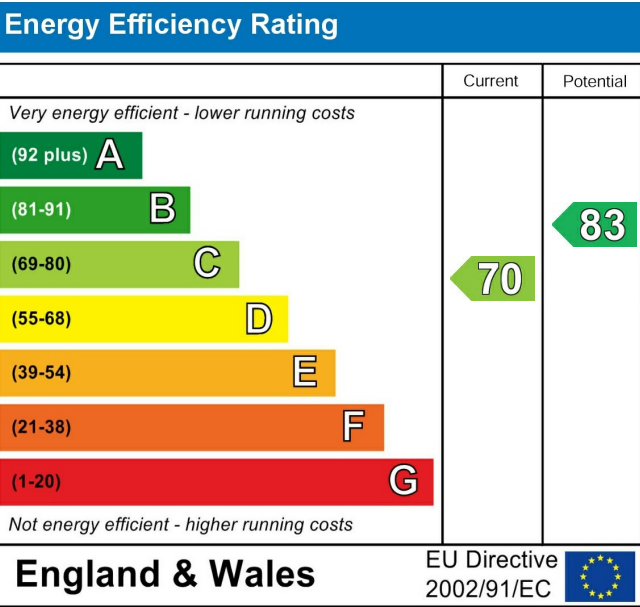
The property offers excellent kerb appeal, with a wide, block-paved driveway providing ample parking for multiple vehicles, along with an attached garage/store and EV charge point. The generous frontage sets the house back nicely from the road, enhancing privacy. The privately enclosed rear garden provides a tranquil space, made up of patio, lawn and a beautifully created corner seating area.

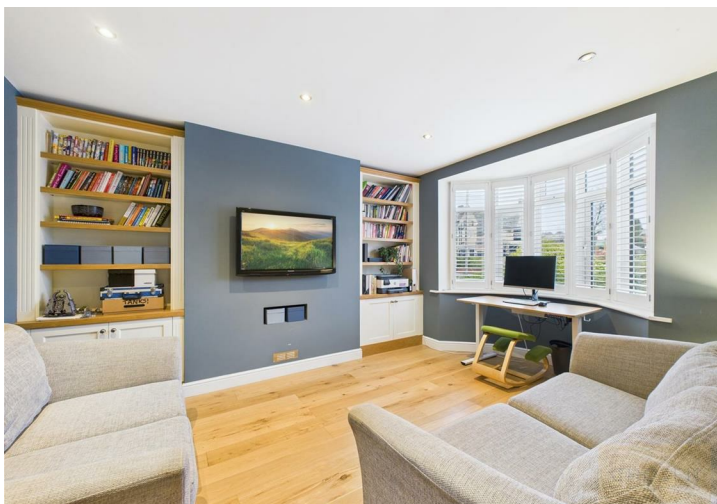
Situated in the highly regarded Churchdown Village, the home is ideally positioned for access to local shops, schools, and transport links, as well as open green spaces and countryside walks. Gloucester and Cheltenham are both easily accessible, making the location perfect for commuters.

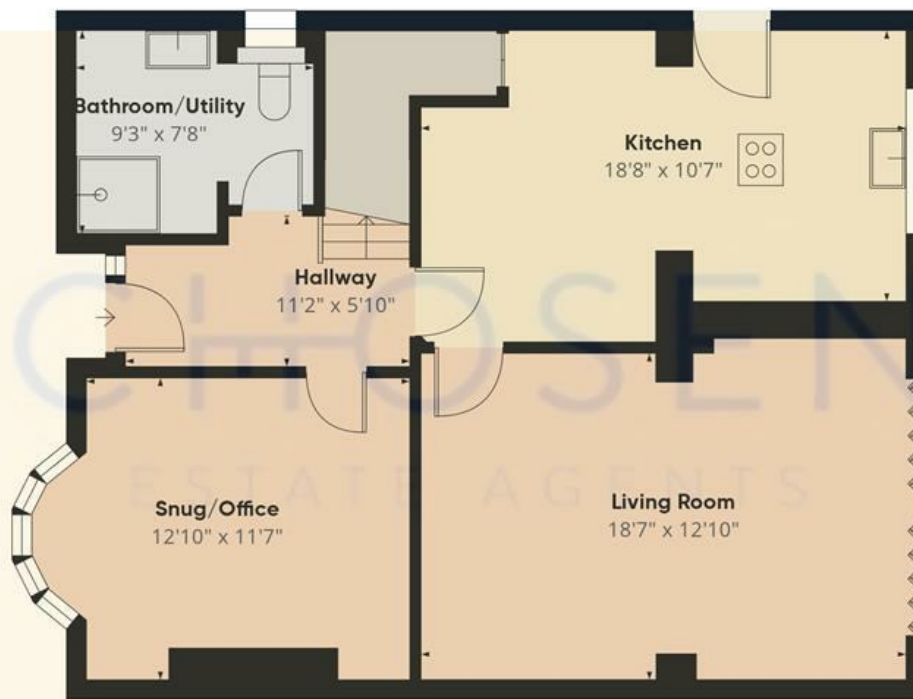
Agents Note.  
Freehold  
EPC Rating: C70  
Tewkesbury Borough Council Band: D  
Mains Gas, Electric and Water are connected.

Flood Risk:  
Rivers & Seas - Very Low.  
Surface Water - Very Low.

- Beautifully Extended And Modernised Three Bedroom Home
- Popular Village Location
- Living Room, Snug, And Kitchen-Breakfast Room
- Three Double Bedrooms
- Utility/Downstairs WC
- Private, Enclosed Rear Garden
- EPC Rating: C70
- Coucil Tax Band: D







Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**  
1279 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

