

TG

SALES & LETTINGS



Tallis Road, Churchdown, Gloucester Gloucestershire GL3 1LX

£370,000

- Stunning Detached Family Home
- Cul-de-sac Location
- Updated Kitchen with Integrated Appliances
- Garage Conversion
- Beautifully Presented Bathroom and En-suite
- Landscaped Rear Garden
- New Combi Boiler
- Hugely Desirable Location

The Property

Situated within a peaceful and highly sought-after cul-de-sac in the heart of Churchdown, this beautifully extended three-bedroom detached family home has been thoughtfully improved and impeccably maintained, offering stylish and versatile living accommodation throughout.

From the moment you step inside, the exceptional standard of finish is immediately apparent.

The property boasts a stunning high-end kitchen fitted with a comprehensive range of contemporary units and quality integrated appliances, creating the perfect space for both everyday family life and entertaining guests.

The ground floor has been enhanced by a cleverly converted garage, providing valuable additional living space that could be utilised as a family room, home office, playroom, or snug. Complementing the accommodation further is a delightful conservatory overlooking the rear garden, flooding the home with natural light and offering a wonderful space to relax throughout the seasons.

Upstairs, the property offers three well-proportioned bedrooms and a beautifully presented family bathroom, all finished to the same exacting standard found throughout the home. Externally, the landscaped rear garden provides a private and attractive outdoor retreat, featuring thoughtfully designed seating areas and well-maintained planting, making it ideal for al fresco dining and family enjoyment.

To the front, ample off-road parking enhances the practicality of this superb home. Combining modern luxury with a desirable location, this outstanding detached property is perfectly positioned within easy reach of local amenities, highly regarded schools, transport links, and the many facilities Churchdown has to offer.



Situation

Churchdown is a highly sought-after village in Gloucestershire, offering an excellent quality of life for families and professionals. The area boasts a range of amenities, including local shops, cafes, bars, doctors surgery/chemists and community facilities, as well as outstanding schools. Surrounded by beautiful countryside, residents can enjoy scenic walks, parks, and outdoor activities. With easy access to Gloucester, Cheltenham, and major transport links, Churchdown combines village charm with modern convenience, making it an ideal place to live.

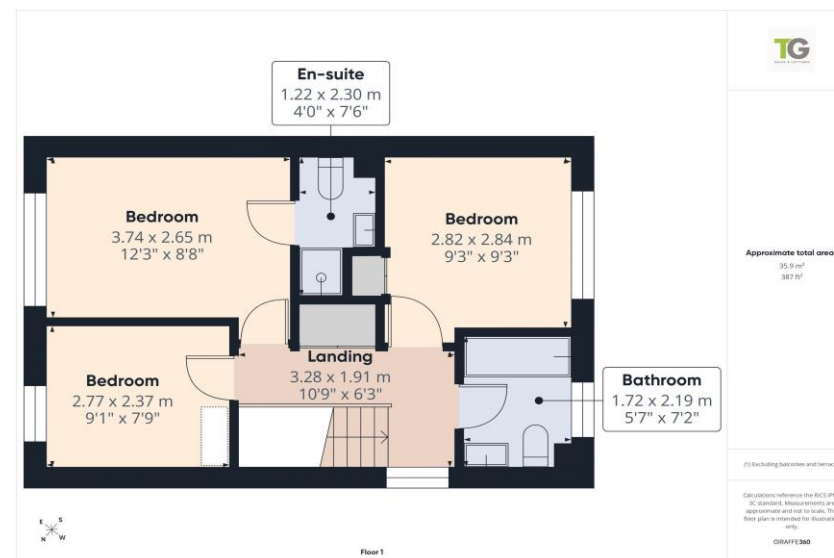
Tenure Freehold

Local Authority Gloucester

Services Electric, Mains Gas, Mains Drainage and Water are all believed to be connected to the property.

Council tax band D





Head Office
 TG Sales & Lettings
 6 Blacksmith Lane
 Churchdown
 Gloucestershire
 GL3 2EU
Tel: 01452 311776
Email: info@tgres.co.uk
Website: www.tgres.co.uk



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 77 C |
| 55-68 | D | 56 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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