



**20 Cranes Bill Mead, Gloucester, GL2 4EA**

**Asking Price £330,000**

This beautifully presented three-bedroom detached family home is ideally positioned on the edge of a sought-after modern development, enjoying uninterrupted views over open greenery and a peaceful setting.

The property offers a spacious and contemporary layout, featuring a bright and airy open-plan kitchen/diner—perfect for both everyday family living and entertaining. A separate utility room provides added practicality and keeps the main living space clutter-free.

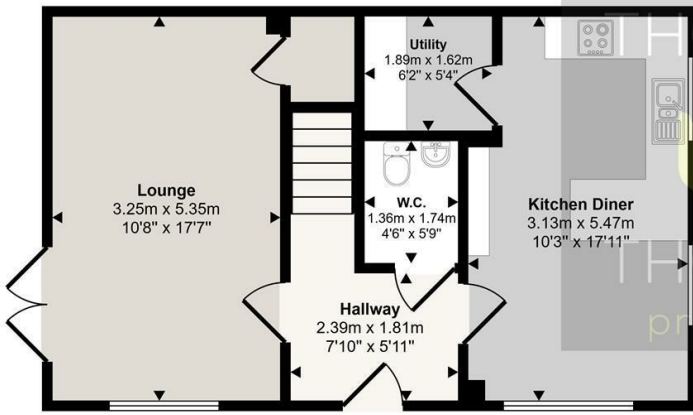
Upstairs, the home comprises three well-proportioned bedrooms, including a generous master bedroom complete with a stylish en-suite shower room. The remaining bedrooms are served by a modern family bathroom.

Externally, the property benefits from driveway parking for up to three vehicles and a private outdoor space ideal for relaxing or hosting guests.

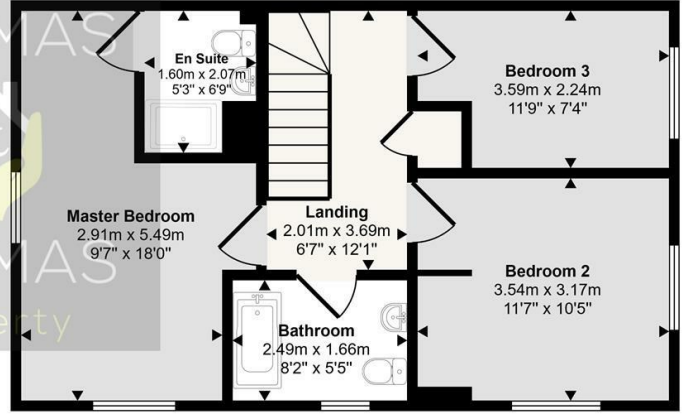
Combining modern design with a desirable location and scenic outlook, this home is perfectly suited for families seeking comfort, convenience, and a touch of tranquillity.

- Three Bedrooms
  - Detached
  - En-Suite To Master
- Overlooking Open Greenery
  - Driveway Parking
  - Very Well Presented

Approx Gross Internal Area  
100 sq m / 1080 sq ft



Ground Floor  
Approx 49 sq m / 530 sq ft



First Floor  
Approx 51 sq m / 550 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating	
Current	Potential
85	95

Very energy efficient - lower running costs

(92 plus) A  
(81-91) B  
(69-80) C  
(55-68) D  
(39-54) E  
(21-38) F  
(1-20) G

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

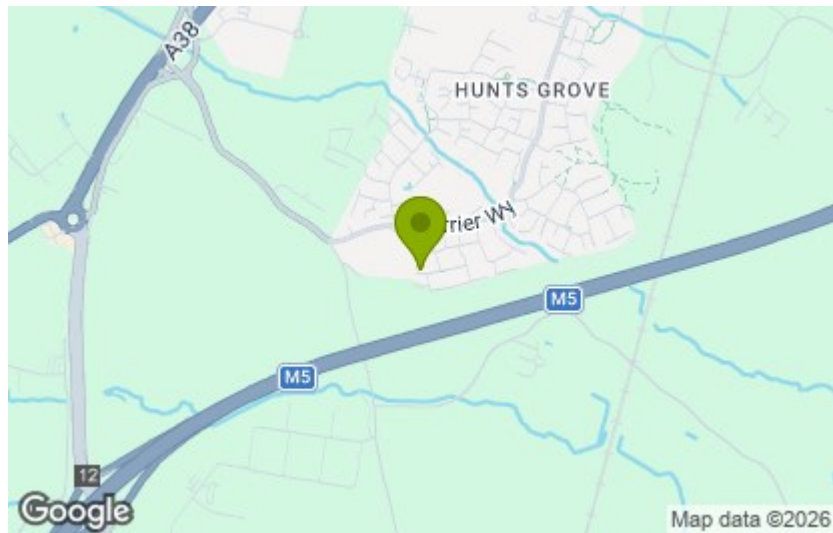
Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

Very environmentally friendly - lower CO<sub>2</sub> emissions

(92 plus) A  
(81-91) B  
(69-80) C  
(55-68) D  
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Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC



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