

21 Webster Road, Churchdown - GL3 1GB

£335,000

Farr & Farr Sales & Lettings

21 Webster Road

Churchdown, Gloucester, GL3 1GB

A BEAUTIFULLY PRESENTED THREE BEDROOM SEMI DETACHED HOME, OFFERING SPACIOUS AND VERSATILE ACCOMMODATION IN THE POPULAR PIRTON FIELDS DEVELOPMENT

Offered to the market with NO ONWARD CHAIN the property comprises a welcoming entrance hall, downstairs cloakroom and a separate fitted kitchen. To the rear is an impressive open-plan living and dining room, featuring a glazed bay with French doors opening onto the rear garden, allowing an abundance of natural light to fill the room.

Upstairs, there are three good sized bedrooms, with the master bedroom benefiting from an en-suite shower room and useful storage cupboard.

An additional advantage is the inclusion of furniture within the asking price, presenting an attractive opportunity for first-time buyers seeking a home ready to enjoy from day one, or investors looking for a conveniently furnished property with excellent letting potential.

Pirton Fields is a popular residential development, conveniently located for a range of local amenities, well-regarded schools, parks and transport links, making this an excellent choice for families and professionals alike.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

- NO ONWARD CHAIN
- 3 BEDROOM SEMI DETACHED













Entrance Hall
Accessed via modern composite door. Radiator. Stairs to landing.

Cloakroom
Pedestal wash hand basin, low level WC with concealed cistern. Tiled splashbacks, radiator, obscure double glazed window.

Kitchen
10' 3" x 8' 2" (3.12m x 2.49m)
A modern fitted kitchen comprising a range of white wall and base units with complementary worktops, incorporating a built in oven, gas hob with stainless steel extractor hood over and stainless steel sink unit. Further benefits include a dishwasher, washing machine, wood effect flooring, recessed ceiling spotlights and a window to the front aspect.

Living/Dining Room
20' 4" x 15' 1" (6.21m x 4.60m)
A spacious open-plan living/dining room offering ample space for both seating and dining furniture. A feature glazed bay with French doors and adjoining windows provides an abundance of natural light and access to the rear garden. Radiator and additional window to the side aspect.







Landing
Access to loft.

Bedroom 1
11' 2" x 10' 4" (3.40m x 3.16m)
Double glazed window to front aspect. Double wardrobe with mirrored sliding door. Storage cupboard.

En-Suite
Fully tiled shower enclosure with sliding glass doors, pedestal wash hand basin and low-level WC with concealed cistern. Complemented by contemporary grey wall tiling, mirrored wall cabinet and recessed ceiling spotlights.

Bedroom 2
11' 4" x 8' 2" (3.46m x 2.48m)
Double glazed window to rear aspect. Radiator.

Bedroom 3
11' 4" x 7' 0" (3.45m x 2.13m)
Double glazed window to rear aspect. Radiator.

Bathroom
Panelled bath with shower over and glass shower screen, pedestal wash hand basin and low-level WC with concealed cistern. Complemented by contemporary grey wall tiling, wood effect flooring, mirrored wall cabinet and recessed ceiling spotlights.

GARDEN

Enclosed rear garden, predominantly laid to lawn with a generous paved patio area, ideal for outdoor dining and entertaining. The garden is enclosed by timber fencing and benefits from gated side access.

DRIVEWAY

3 Parking Spaces

Driveway to the side of the property comfortably fits x3 cars.









Farr & Farr

125 Cheltenham Road, Gloucester - GL2 0JQ

01452380444 • longlevens@farrandfarr.co.uk •

Farr & Farr Sales & Lettings