



18A Grove Crescent

Barnwood, Gloucester, GL4 3JJ

£375,000



Murdock & Wasley Estate Agents are delighted to present to the open market this exceptional three-bedroom detached home, occupying a peaceful cul-de-sac position with excellent access to local amenities and superb transport links.

Beautifully presented throughout, the property offers spacious and versatile accommodation, comprising a stylish open-plan kitchen/living area, a separate utility room, and a ground-floor bedroom or study, complemented by a modern bathroom. Upstairs, there are two generously sized double bedrooms and a well-appointed family shower room.

Externally, the property benefits from a generous gravelled driveway providing ample off-road parking, together with a beautifully landscaped and private rear garden featuring a flagstone patio, ornamental pond, and a substantial timber workshop complete with power and lighting.



Entrance Hall

Accessed via composite double glazed door, power points, radiator, stairs to first floor landing, inset ceiling spotlights, storage cupboard. Doors lead off:

Open Plan Kitchen/ Living Area

Range of base, wall and drawer mounted units with soft close cabinets, solid wooden worksurfaces, sink unit with mixer tap over. Appliance points, power points, eye level double oven/ grill, four ring induction hob with extractor hood over. Integral fridge/ freezer and dishwasher, wine cooler and drinks fridge, breakfast bar. Feature plinth lighting, space for dining table, radiator, TV point, telephone point, front and rear aspect upvc double glazed windows and rear aspect French doors leading to the garden.

Utility

Range of base, wall and drawer mounted units with soft close cabinets, laminate worksurfaces, sink unit with mixer tap over. Appliance points, power points, integral washing machine and tumble drier, inset ceiling spotlights, Karndean flooring, side aspect upvc double glazed window.

Bedroom Three/ Study

Tv point, power points, radiator, Karndean flooring, front aspect upvc double glazed window.

Bathroom

Suite comprising panelled bath with shower off the mains over, low level wc, vanity wash hand basin with mixer tap over and storage below. Heated towel rail, partly tiled walls, wood effect porcelain tiled flooring, inset ceiling spotlights, front aspect upvc double glazed window.

Landing

Power points, radiator, Velux roof light. Doors lead off:

Bedroom One

TV point, power points, radiator, built in wardrobe, inset ceiling spotlights, front aspect upvc double glazed window.

Bedroom Two

Power points, radiator, built in wardrobe, two Velux roof lights, access to partly boarded loft space with drop down ladder.

Dressing Room

Power points, radiator, inset ceiling spotlights, storage cupboard.

Shower Room

Suite comprising double step-in shower cubicle with shower off the mains, low level wc, vanity wash hand basin with mixer tap over and storage below. Partly tiled walls, wood effect porcelain tiled flooring, inset ceiling spotlights, mirror, rear aspect upvc double glazed window.

Outside

The property is approached via a generous gravel driveway providing ample off-road parking for multiple vehicles. The attractive brick-built façade is enhanced by a pitched entrance porch, a distinctive front door, and neatly maintained planting, creating a welcoming first impression. Enclosed by timber fencing to either side, the frontage offers both practicality and privacy, with gated side access leading through to the rear garden.

The rear garden is a particular highlight of the property, offering a generous and private outdoor space that has been thoughtfully landscaped. A well-maintained lawn is complemented by mature trees, established planting, and a charming self sufficient ornamental pond with a decorative bridge, creating a peaceful setting. A paved patio provides an ideal space for outdoor dining and entertaining, while a timber workshop adds versatility for use as a home office, hobby room, or additional storage. The garden enjoys a secluded feel, making it perfect for relaxing and family enjoyment.

Tenure

Freehold

Local Authority

Gloucester City Council
Council Tax Band: D

Services

Mains water, gas, electricity and drainage.

Awaiting Vendor Approval

These details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



Energy Efficiency Rating		
	Current	Potential
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	83	84
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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