



23 Swannington Drive Kingsway, Gloucester, GL2 2HQ Asking Price £469,950

This substantial five-bedroom detached family home offers spacious and versatile accommodation arranged over three floors, making it perfectly suited to modern family living.

The property provides generous living accommodation throughout, including three well-proportioned reception rooms which offer excellent flexibility for a variety of uses such as a sitting room, dining room, home office or family room. A particular highlight of the home is the impressive rear extension, which creates a large additional reception room. Featuring Velux windows that allow an abundance of natural light while overlooking the garden, this space provides an ideal playroom, family room or entertaining area.

The property is very well presented throughout and benefits from three bathrooms, providing practicality and comfort for larger families.

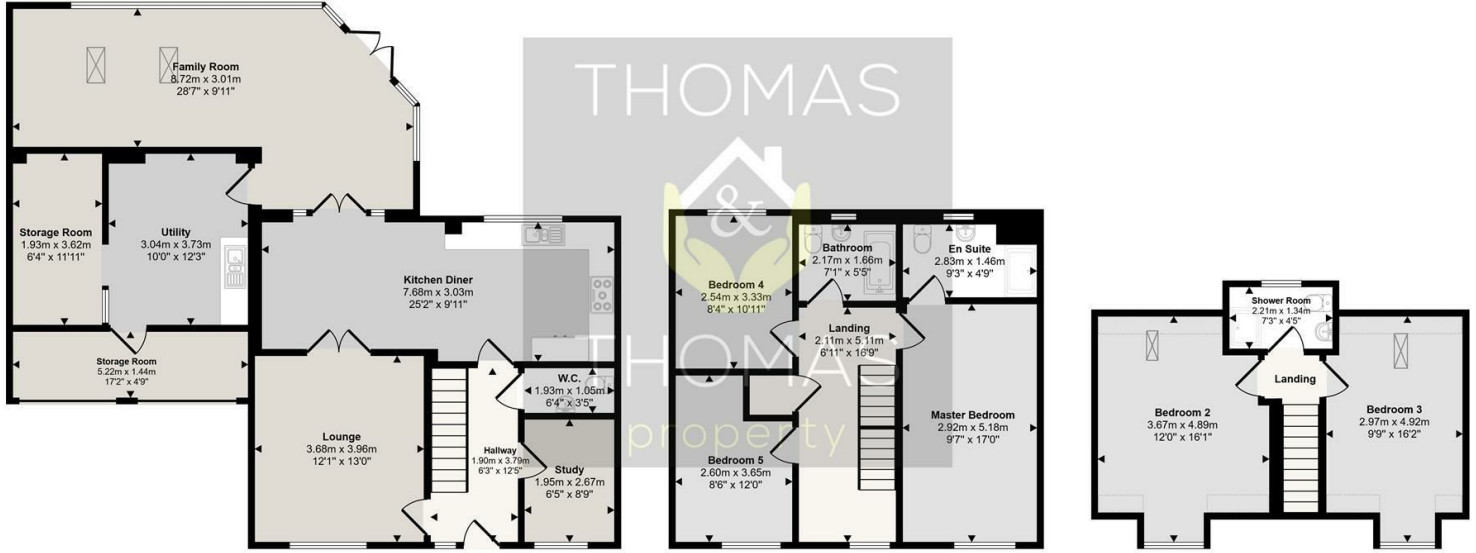
Across the upper floors are five well-sized bedrooms, offering plenty of space for family members and guests alike.

Externally, the home continues to impress with a detached double garage, which has been partially partitioned to create a useful utility space while still providing ample storage. The property also enjoys a private rear garden, completing this fantastic family home.

Overall, this is a wonderful opportunity to acquire a spacious and well-maintained property offering flexible accommodation in a highly desirable setting.

- Substantial Detached Family Home
 - Detached
 - Three Bathrooms
 - Three Reception Rooms
 - Double Garage
 - Chain Free

Approx Gross Internal Area
206 sq m / 2215 sq ft



Ground Floor
Approx 113 sq m / 1219 sq ft

First Floor
Approx 56 sq m / 600 sq ft

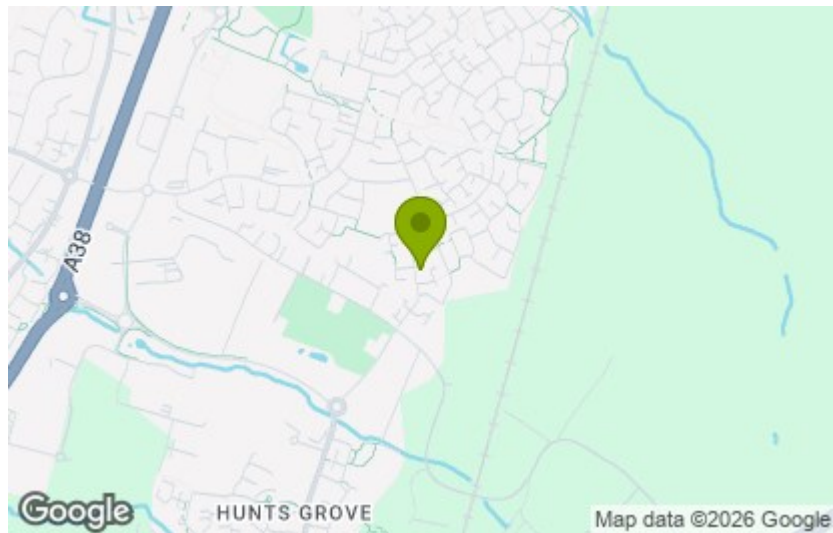
Second Floor
Approx 37 sq m / 397 sq ft

Denotes head height below 1.5m

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
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	87

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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