



45 Holbeach Drive Kingsway, Quedgeley

Gloucester

Guide Price **£515,000**

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Quedgeley, Gloucester

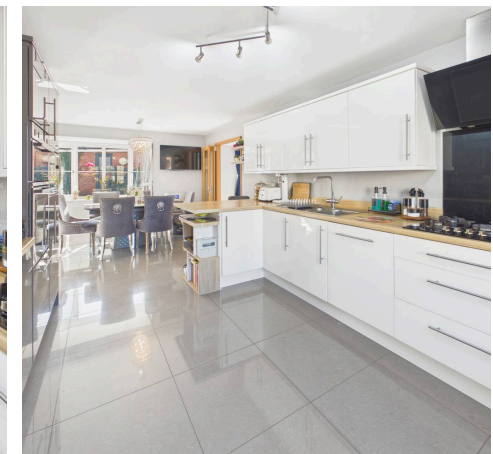
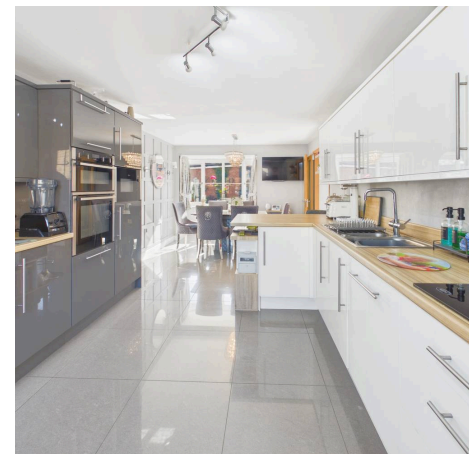
IMPRESSIVE DETACHED HOUSE OFFERING FIVE DOUBLE BEDROOMS FINISHED TO AN IMMACULATE STANDARD THROUGHOUT!

The property boasts FOUR RECEPTION ROOMS, providing flexible living space ideal for both family life and entertaining guests. The heart of the home is a LARGE KITCHEN/DINING ROOM, complemented by a practical UTILITY ROOM for added convenience. Two of the bedrooms benefit from LUXURY EN-SUITE facilities, while an additional TWO FAMILY BATHROOMS serve the remaining bedrooms, ensuring comfort for all. The layout has been thoughtfully designed to maximise space and natural light, with high-quality finishes evident in every room. Further highlights include OFF ROAD PARKING and a DOUBLE GARAGE, making this a perfect choice for those seeking both style and practicality. Property for sale through Michael Tuck Estate Agents. Potential rental value of £2250pcm. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Upvc Double Glazing
- Immaculate Throughout
- Five DOUBLE Bedrooms
- Four Reception Rooms
- Two En-Suites
- Two Family Bathrooms
- Off Road Parking & Double Garage
- Utility Room
- Large Kitchen/Dining Room
- Energy Rating C



Entrance Hall

20' 4" x 6' 7" (6.21m x 2.00m)

Living Room

14' 8" x 11' 7" (4.47m x 3.53m)

Office/Study

11' 7" x 6' 3" (3.52m x 1.91m)

Downstairs W.C

Utility Room

6' 7" x 5' 11" (2.00m x 1.81m)

Kitchen/Diner

23' 11" x 10' 8" (7.28m x 3.25m)

Family/Cinema Room

14' 0" x 10' 9" (4.26m x 3.28m)

Bedroom One

15' 6" x 10' 11" (4.72m x 3.32m)

En-Suite

10' 9" x 5' 6" (3.27m x 1.68m)

Bedroom Two

12' 3" x 11' 8" (3.74m x 3.56m)

En-Suite

6' 8" x 5' 0" (2.02m x 1.53m)

Bedroom Five

8' 10" x 8' 2" (2.70m x 2.50m)

Bathroom

Bedroom Three

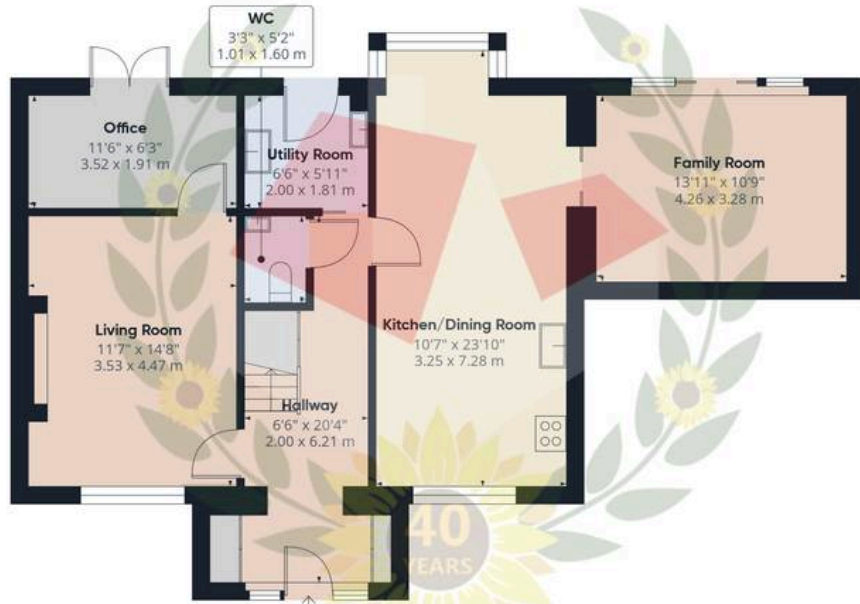
16' 3" x 11' 10" (4.95m x 3.60m)

Bedroom Four

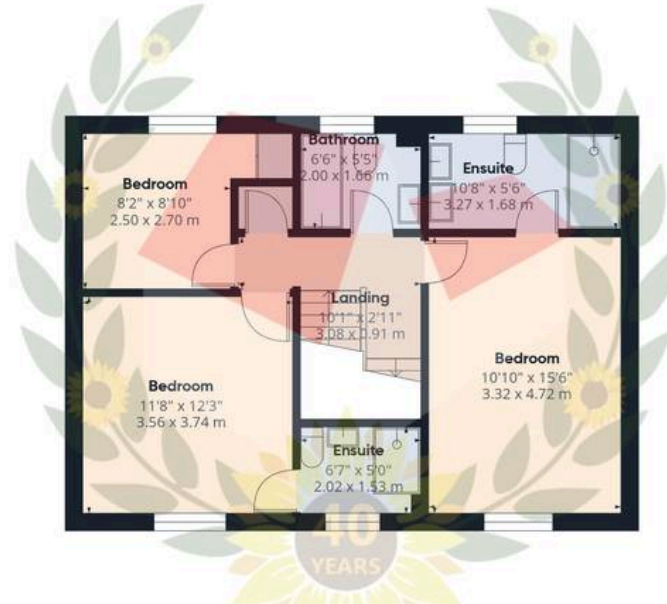
16' 3" x 10' 11" (4.95m x 3.32m)

Bathroom

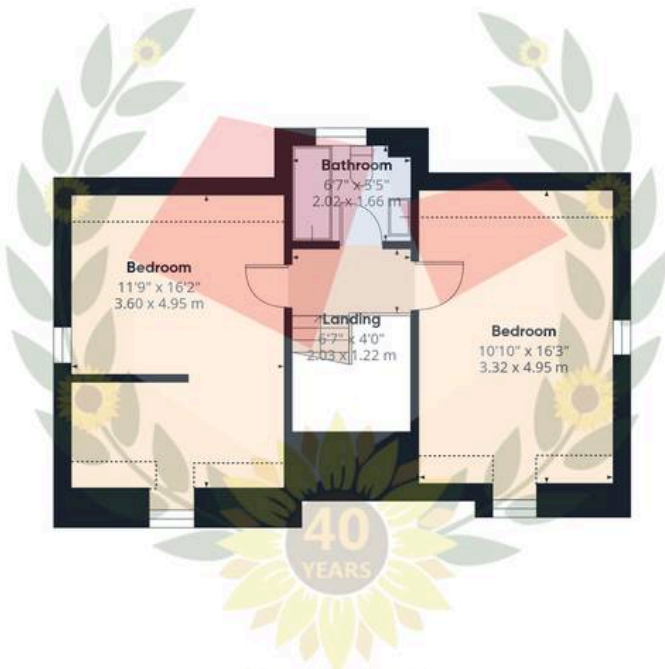




Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

2114 ft²
196.4 m²

Reduced headroom

56 ft²
5.2 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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