



52 Haycroft Drive

St Leonards Park, Gloucester, GL4 6XX

£285,000



Murdock & Wasley Estate Agents are delighted to present this beautifully maintained and extended three-bedroom semi-detached family home.

The well-appointed accommodation comprises an inviting entrance hallway, a spacious lounge, a modern kitchen/dining area, cloakroom and a separate family area leading off the lounge, ideal for both everyday living and entertaining. Upstairs, there are three well-proportioned bedrooms and a contemporary family bathroom.

Externally, the property benefits from an enclosed rear garden and a private driveway providing off-road parking. Additional features include UPVC double glazing and gas central heating, enhancing the home's overall appeal.



Entrance Hall

Access via upvc double glazed door, power point, tiled flooring, stairs to landing, door to under stairs storage. Doors leads off:

Cloakroom

Suite comprising low level wc, wall mounted wash and basin with taps over, partly tiled walls, tiled flooring.

Kitchen

Range of base, wall and drawer mounted units, stone worksurfaces, composite sink unit with a mixer tap over. Appliance points, power points, eye level oven and grill, four ring induction hob and extractor over, Integral fridge freezer and dishwasher, space for washing machine, inset ceiling spotlights, large island with breakfast bar, stone worksurfaces, wall and drawer mounted units, tiled flooring, wall mounted radiator, front aspect upvc double glazed windows.

Lounge / Dining Area

Television point, data point, power points, wall mounted radiator, space for dining table, laminate flooring, inset ceiling spotlights, rear aspect upvc double glazed windows, side aspect upvc double glazed sliding door leading garden.

Landing

Access to loft via hatch, doors lead off:

Bedroom One

Power points, wall mounted radiator, rear aspect upvc double glazed window.

Bedroom Two

Power points, wall mounted radiator, door to storage, front aspect upvc double glazed window.

Bedroom Three

Power points, wall mounted radiator, rear aspect upvc double glazed window.

Bathroom

Suite comprising low level wc, panelled bath with taps and shower over, wall mounted wash hand basin with mixer tap over and storage below, wall mounted radiator, partly tiled walls, tiled flooring, front aspect frosted upvc double glazed window.

Outside

To the front of the property and garden laid to lawn sides a drive laid to concrete providing off road parking for one vehicle. A wooden gate provides access to the side access and front door.

To the rear of the property a patio leads down to a garden laid to lawn whilst bordered by raised flower beds and enclosed by wooden fencing and a brick wall.

Services

Mains water, gas, electricity and drainage.

Tenure

Freehold

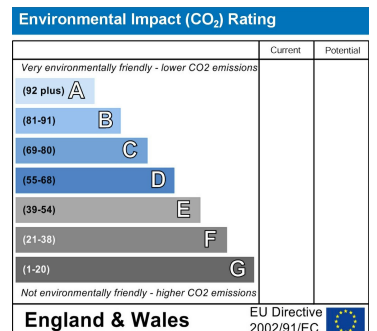
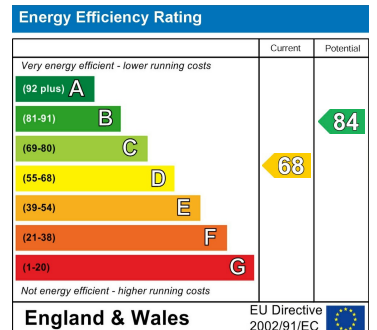
Local Authority

Gloucester City Council

Tax Band: B

Awaiting Vendor Approval

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



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