



45 Atkyns Drive  
, Tuffley, GL4 0XY

**£435,000**

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This exquisite Five bedroom family home is in show home condition, the property is perfect for those seeking a modern and stylish living space. The house is situated on a private drive within a no-through road overlooking the wildlife area and views towards Robinswood Hill Country Park.

The surrounding area is known for its convenient amenities, making it an excellent choice for families looking to settle down. With local schools, parks, and shops within easy reach, you will find everything you need just a stone's throw away.

### The Location

Conveniently located within walking distance to high achieving primary, secondary and grammar schooling and easy access to the M5. Tuffley (Whaddon) is ideally placed for local amenities and on a regular bus route, the city centre is not far away with the benefit of the train station providing direct links to London Paddington.

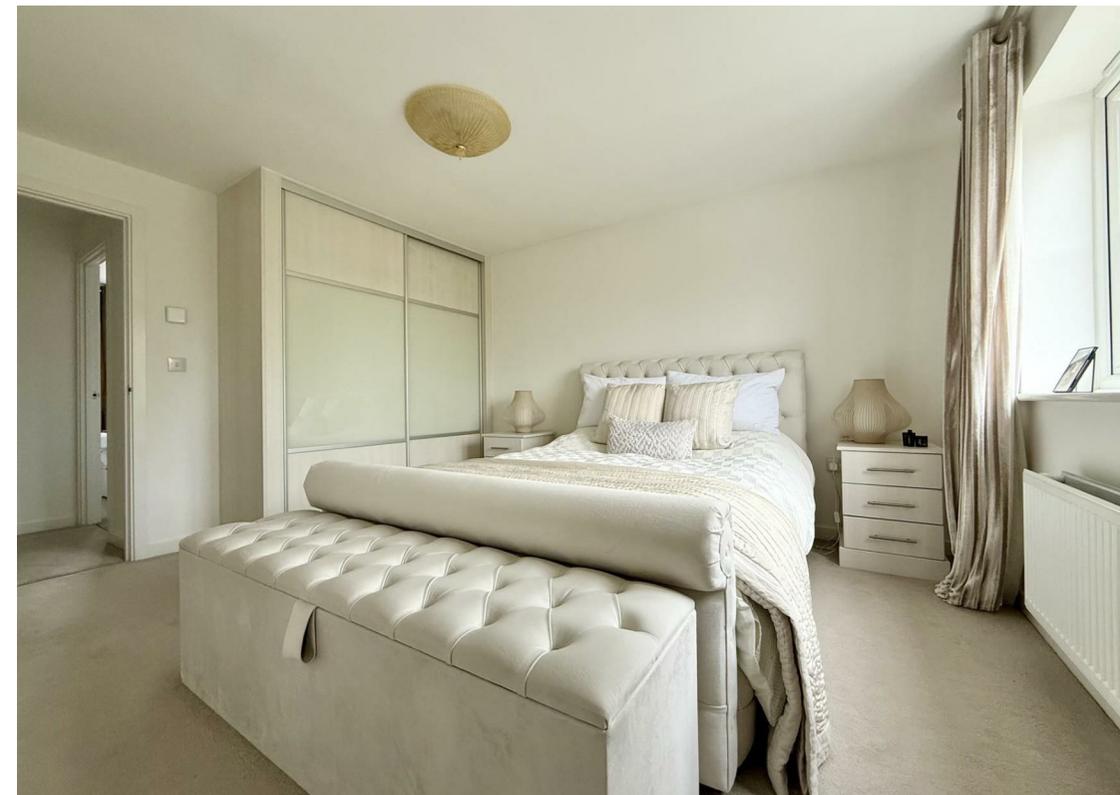
### Entrance Hall

Lounge  
15'2 x 10'10 (4.62m x 3.30m)

Kitchen/Dining Room  
21'3 x 10'0 (6.48m x 3.05m)

### Utility

### Cloakroom





**Bedroom 1**  
11'6 x 10'10 (3.51m x 3.30m)

**Ensuite**

**Bedroom 2**  
11'8 x 8'3 (3.56m x 2.51m)

**Bedroom 3**  
11'4 x 10'11 (3.45m x 3.33m)

**Bedroom 4**  
10'2 x 9'3 (3.10m x 2.82m)

**Study/Bedroom**  
7'3 x 7'0 (2.21m x 2.13m)

**Bathroom**

### **OUTSIDE**

Situated on a private no through road leading to driveway and Garage, pathway leads to the gated side access.

The rear garden has been landscaped with a stylish porcelain tiled patio, raised AstroTurf with a sleeper edge, ideal for entertaining being all enclosed.

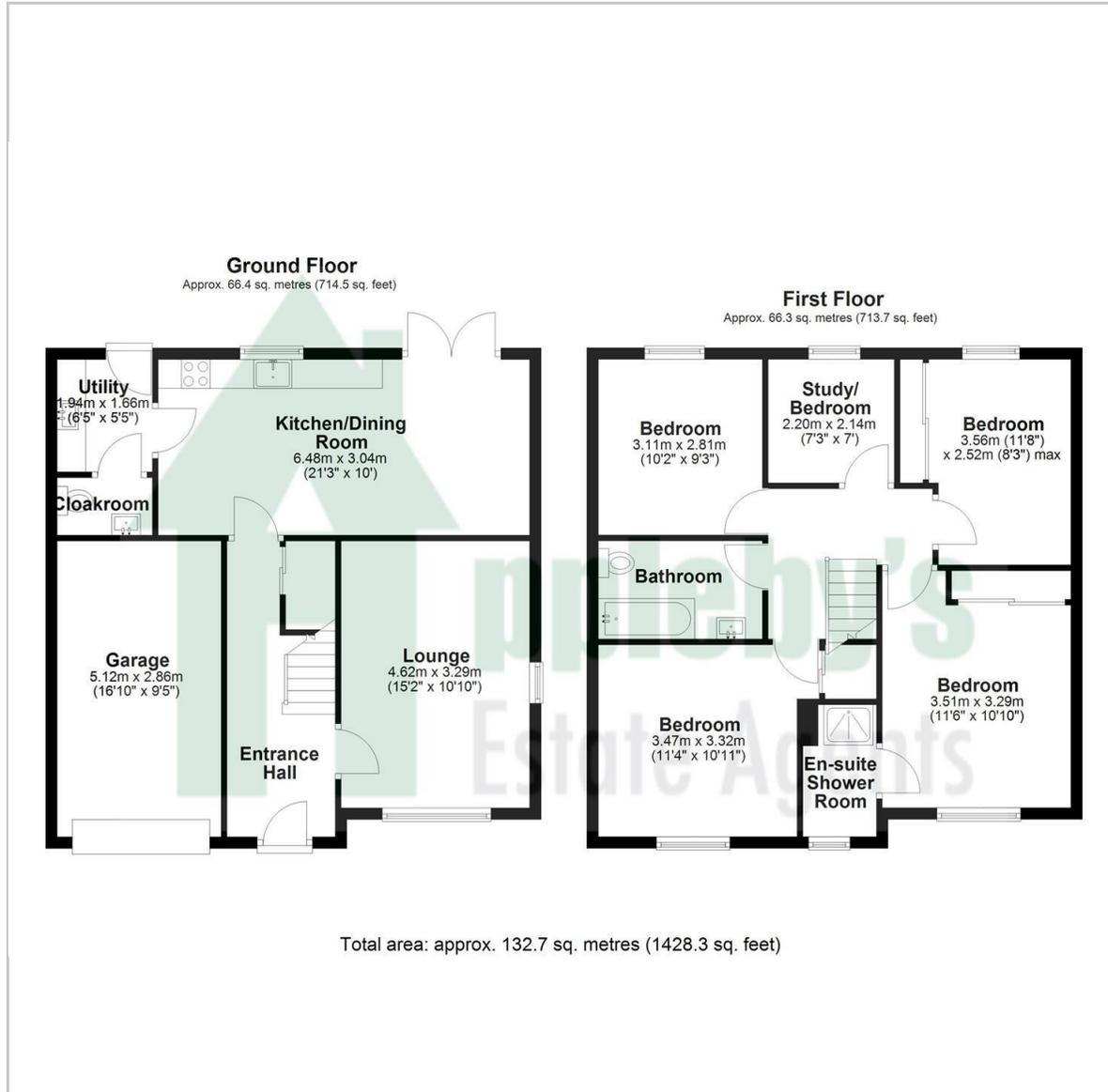
### **Services**

Mains drainage, gas central heating. Gloucester City Council tax band D. There is an estate charge of £300.00 per annum approx, NHBC warranty remaining 5 years approx.

**Tenure**  
Freehold



## Floor Plan

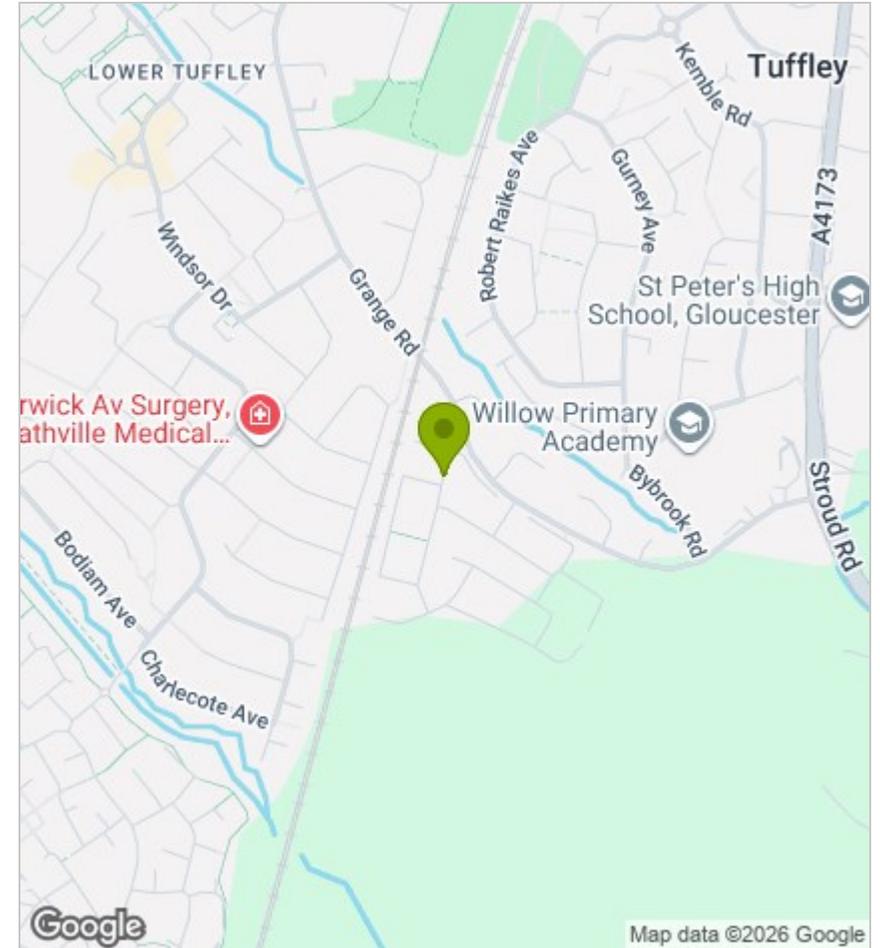


## Viewing

Please contact our Appleby's Office on 01452 690553 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

