



196 Innsworth Lane, Gloucester, GL3 1EA

Asking Price £400,000

Executive & extended semi-detached home offering a perfect blend of comfort and modern living. As you approach the property, you are greeted by a gated driveway that provides both security and convenience, leading to a spacious carport with an electric up-and-over door. This connects to a detached garage, ideal for storing tools or pursuing hobbies.

Spread across the back, you will discover a delightful open-plan fully fitted stylish kitchen, breakfast/family room seamlessly linked with a double-glazed conservatory, which serves as the heart of this successful home. This expansive space is bathed in natural light, thanks to two impressive Velux windows, creating an inviting atmosphere for family gatherings and entertaining guests. The ground floor also boasts a stylish bay-fronted dining room, perfect for more formal occasions or family meals.

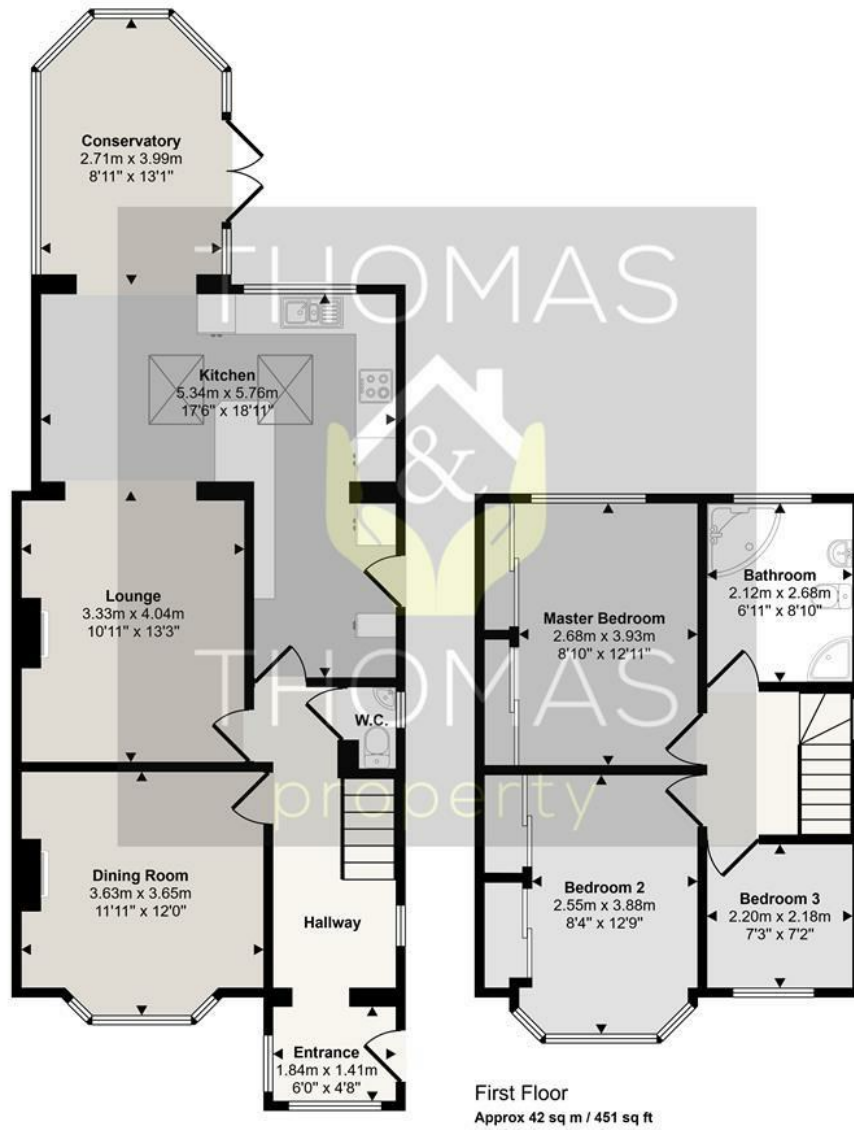
Moving upstairs, you will find three generously sized bedrooms, two equipped with built-in wardrobes, providing ample storage for your belongings. The layout is designed with family living in mind, ensuring that everyone has their own space.

The outdoor area is equally impressive, featuring mature, enclosed private gardens that offer a tranquil retreat for the whole family. With several seating areas, it is an ideal spot for relaxation, alfresco dining, or simply enjoying the fresh air.

This property is not just a house; it's a statement & a home that promises comfort, style, and a welcoming environment for everyone.

- Executive & extended semi-detached family home
- Open-plan fitted kitchen, breakfast/family room seamlessly linked with a double glazed conservatory
- Bay-fronted stylish dining room
- Three family sized bedrooms
- Gated driveway leading to car port & garage with electric door
- Enclosed private mature garden to enjoy all year round

Approx Gross Internal Area
114 sq m / 1230 sq ft

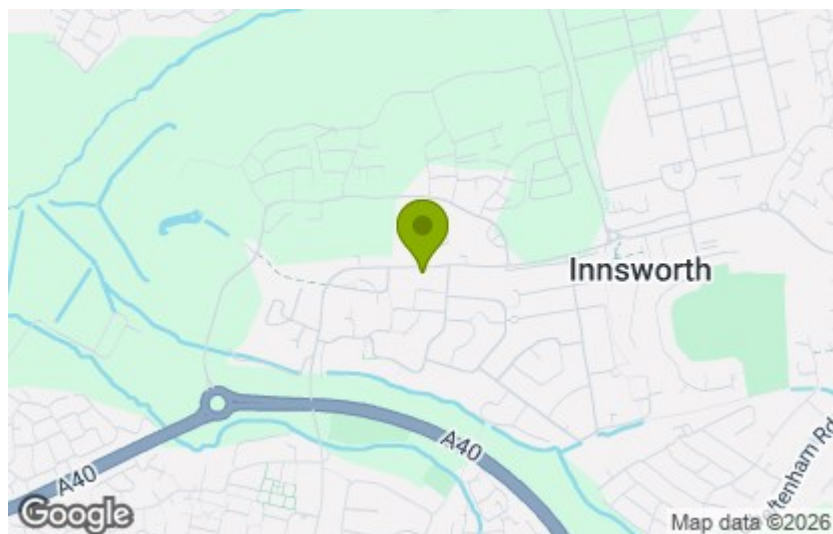


Ground Floor
Approx 72 sq m / 779 sq ft

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	

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	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.