



159 Bodiam Avenue

Tuffley, Gloucester, GL4 0TN

£375,000



Murdock and Wasley are proud to present this beautifully extended four-bedroom semi-detached home offering an exceptional standard of living, perfectly suited for modern family life.

Immaculately presented throughout, the property has been thoughtfully enhanced to create a superb balance of space, style and functionality. Designed for both everyday living and entertaining, featuring contemporary fittings and an abundance of natural light. Comprising, Kitchen Diner, Lounge, Dining Room, Sunroom, WC, Four Bedrooms with Master En suite and family bathroom.

Externally, the property continues to impress with a low maintenance rear garden, perfect for outdoor dining and relaxation, while Garage and off-road parking for ample vehicles adds further practicality.

This is a rare opportunity to acquire a truly turn-key home in a sought after residential location, where quality and attention to detail are evident throughout.



Hallway

Accessed via upvc composite door, power points, radiator, stairs leading to first floor, doors lead to:

Living Room

Power points, TV point, radiator, electric fireplace, front aspect upvc double glazed window.

Dining Room

Power points, radiator, space for dining table and chairs, upvc double glazed patio doors leading to sunroom.

Sunroom

Tv point, power points, electric storage heater, upvc double glazed patio doors leading to rear garden.

Kitchen Diner

Range of base, wall and drawer mounted units, roll top worksurfaces, one and a half bowl sink unit with drainer and mixer tap over. Appliance points, power points, integrated double oven, integrated dishwasher. Space for fridge freezer, radiator, inset ceiling spotlights. Island with electric hob and extractor hood over. Rear aspect upvc double glazed window, Upvc double glazed patio doors leading to garden, upvc double glazed window with rear aspect, door leading to:

Utility Room

Power points, radiator, space for washing machine, doors lead to WC and Garage

WC

Low level WC, wash hand basin with mixer tap over.

Bedroom One

Power points, radiator, inset ceiling spotlights, door leading to en suite, upvc double glazed window with front aspect.

En Suite

Suite comprising, double shower cubicle with shower off the mains over, low level wc, hand wash basin with mixer tap over and storage below, heated towel rail, partly tiled walls, upvc double glazed window with rear aspect.

Bedroom Two

Power points, radiator, built in wardrobes, upvc double glazed window with front aspect.

Bedroom Three

Power points, radiator, upvc double glazed window with rear aspect.

Bedroom Four

Power points, radiator, built in storage cupboard, upvc double glazed window with front aspect.

Bathroom

Suite comprising of bath with separate taps and shower attachment over, hand wash basin with mixer tap over, low level wc, heated towel rail, tiled flooring and tiled walls, inset ceiling spotlights, upvc double glazed window with rear aspect.

Garage

Accessed via up and over door externally and also offers internal access. Power and Lighting.

Outside

To the front, the property benefits from a generous block-paved driveway providing ample off-road parking, with access to the integral garage and main entrance.

To the rear is a beautifully presented and well-proportioned enclosed garden, offering an excellent balance of lawn and outdoor entertaining space. A large paved patio and contemporary decked seating area provide the perfect setting for alfresco dining and summer entertaining, with direct access from the property and conservatory.

The garden is bordered by mature shrubs and established planting, creating an attractive and private setting, while an additional paved area towards the rear provides further versatile outdoor space. Overall, the garden offers an ideal environment for families, entertaining and relaxing.

Tenure

Freehold

Services

Mains Gas, Water, Electricity and Drainage

Local Authority

Gloucester City Council
Council Tax Band C

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.



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

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To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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