



83 Orchard Way, Churchdown, Gloucester, GL3 2AP

£415,000

**CHOSEN**  
ESTATE AGENTS

## THE PROPERTY

An extended four bedroom semi-detached home with generous living space, off-road parking and a superb rear garden, situated in the ever-popular Churchdown.

This well-presented property offers flexible and well-proportioned accommodation, ideal for families or buyers looking for additional ground floor living space. The ground floor is centred around a spacious living room, which flows through to an extended kitchen-dining space, and a bright sunroom overlooking the rear garden – perfect as a garden room or second reception space. A useful utility and ground floor WC completes the downstairs layout.

Upstairs, the first floor provides four bedrooms, including a comfortable main bedroom and three further rooms ideal for children, guests or home working. The accommodation is served by two bathrooms, one of which is an en-suite to bedroom one, offering excellent practicality for family living.

Externally, the property continues to impress. To the front there is a block-paved driveway providing off-road parking, along with a garage to the side. While to the rear is a generous and well-maintained garden, laid mainly to lawn with patio seating areas, mature planting and a useful outbuilding/shed. The garden enjoys a good degree of privacy and is ideal for entertaining, children or keen gardeners.

Positioned in Churchdown, the home is conveniently located for local schools, shops and amenities, with excellent access to Gloucester, Cheltenham and major transport links including the M5.

Early viewing is highly recommended to appreciate the space, layout and location on offer.

### Agents Note.

Freehold  
 EPC Rating: TBC  
 Tewkesbury Borough Council Band: C  
 Mains Gas, Electric and Water are connected.  
 Fibre Broadband is available in the area.

### Flood Risk

Rivers & Seas: Very Low  
 Surface Water: Low

- Beautiful Extended Four Bedroom Home
- Living Room, Contemporary Kitchen-Dining Space, And Sun Room
- Utility And Downstairs WC
- Family Bathroom And En-Suite
- Incredibly Generous, Private Rear Garden
- Driveway And Garage
- EPC Rating: TBC
- Council Tax Band: C

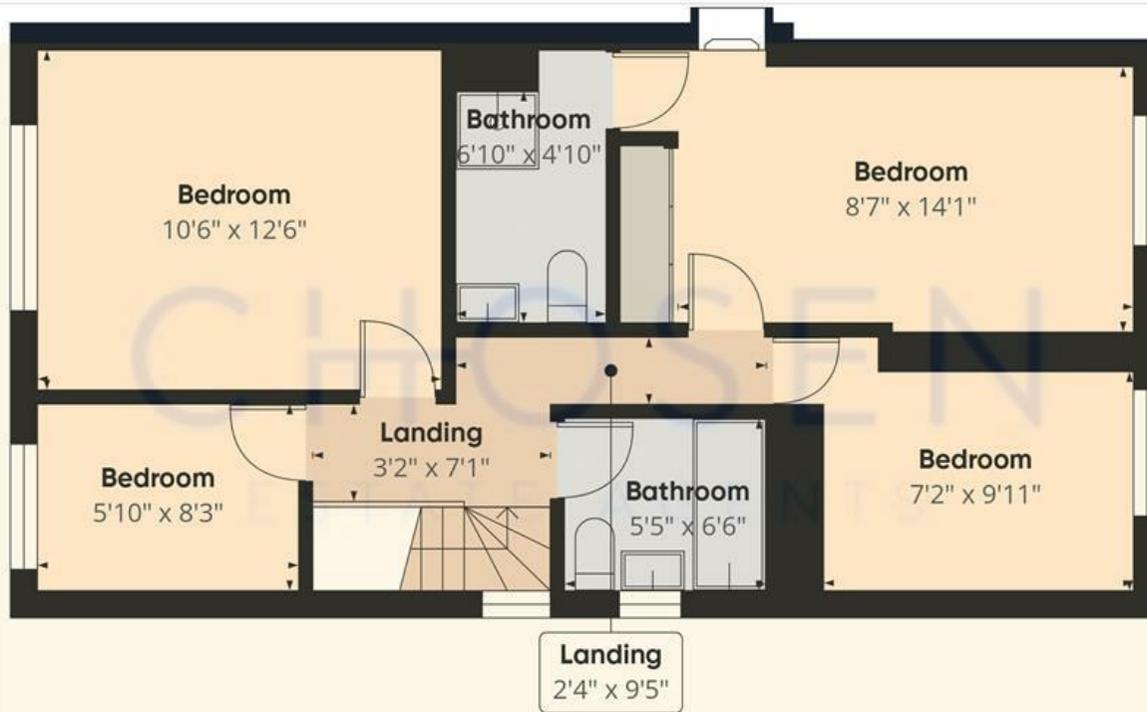
## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

1132 ft<sup>2</sup>

Reduced headroom

4 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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

GIRAFFE360

