Murdock & Wasley
ESTATE AGENTS



16 Brookfield Lane

Churchdown, Gloucester, GL3 2PP

Offers in excess of £675,000

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Murdock & Wasley Estate Agents are proud to introduce this outstanding five double bedroom family home, enviably positioned along the highly sought-after Brookfield Lane in Churchdown Village.

Recently renovated and substantially extended to an exceptional standard, this beautifully presented residence seamlessly blends contemporary luxury with intelligent design. Boasting high ceilings and an abundance of large windows, the property enjoys a wonderfully light and airy feel throughout, perfectly enhancing the spacious and versatile layout ideal for modern family living.







Entrance Porch
Accessed via Upvc double glazed front door, Upvc double glazed window to side, door through to:

Hallway
Stairs leading to first floor with under stairs storage, recessed down lights, tiled flooring with under floor heating, doors to lounge, snug, study, utility & open plan kitchen/diner.

Lounge
Upvc double glazed windows to both front & side, television point, power points, under floor heating.

Snug
Upvc double glazed windows to front, under floor heating, power points.

Study
Upvc double glazed windows to rear, under floor heating, power points.

Utility
Upvc frosted double glazed window to side, base level units with roll edge work tops, sink/drainer, plumbing & space for appliances, recessed down lights, under floor heating, door to:

Cloakroom
Upvc frosted double glazed window to side, low level wc & pedestal wash hand basin, under floor heating.

Open Plan Kitchen/Diner
Upvc double glazed sliding doors to rear, Upvc double glazed door to side, Upvc double glazed windows to side, eye & base level units with roll edge work tops, sink/drainer, electric double oven with separate gas hob & extractor hood, breakfast bar, tiled flooring with under floor heating, recessed down lights, power points.

First Floor Landing
Stairs leading to second floor, doors to bedrooms 1,2,4 & bathroom.

Bedroom 1
Upvc double glazed windows to rear, two radiators, power points, recessed down lights. Door to:

En-Suite
Upvc frosted double glazed window to front, shower cubicle, low level wc & pedestal wash hand basin, heated towel rail.

Bedroom 2
Upvc double glazed windows to front, radiator, power points, door to:

En-Suite
Upvc frosted double glazed window to front, shower cubicle, low level wc & pedestal wash hand basin, mirror, heated towel rail, recessed down lights.

Bedroom 4
Upvc double glazed windows to rear, radiator, power points.

Family Bathroom
Upvc frosted double glazed windows to rear, panelled bath with shower over, low level wc & pedestal wash hand basin, heated towel rail, recessed down lights.

Second Floor Landing
Doors to bedrooms 3 & 5.

Bedroom 3
Upvc double glazed windows to front & two Upvc double glazed sky lights to rear, two radiators, power points.

Bedroom 5
Upvc double glazed windows to both front & rear, two radiator, power points.

Rear Garden
A large rear garden which is partly paved, mainly laid to lawn with far reaching views. Gated side access, outside storage.

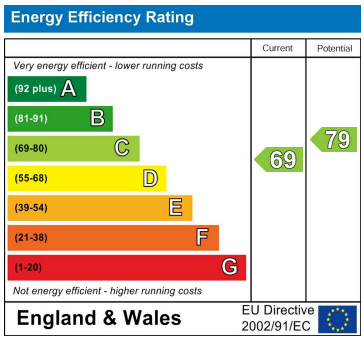
Tenure
Freehold.

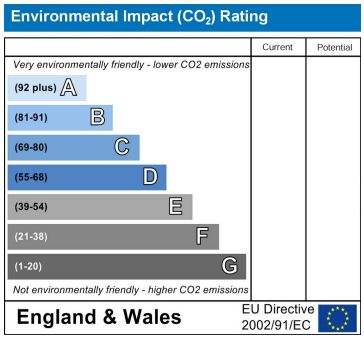
Services
Mains water, gas, electricity, drainage.
Under Floor Heating (ground floor only)

Local Authority
Tewkesbury Borough Council:
Council Tax Band: 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.







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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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

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GLOUCESTER **01452 682952** **WWW.MWEA.CO.UK**

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