



## 80 Guan Road

Brockworth, Gloucester, GL3 4WG

**Offers in excess of £350,000**



Murdock & Wasley Estate Agents are delighted to present this beautifully presented four-bedroom detached home, built in 2019 by David Wilson Homes and ideally located close to a range of local amenities and excellent transport links.

The property offers spacious and modern accommodation throughout, comprising a bright lounge to the front, a stylish fitted kitchen/diner to the rear with access to the south-facing garden, and a convenient cloakroom. Upstairs, there are four well-proportioned bedrooms, including a master bedroom with en-suite, along with a modern family bathroom.

Externally, the home benefits from a low-maintenance south-facing rear garden, a garage, and off-road parking, making it an ideal choice for growing families seeking a home ready to move straight into.



### Entrance Hall

Access via upvc double glaze door, power points, wall mounted radiator, door to under stairs storage, stairs to landing. Doors lead off:

### Wash Cloakroom

Suite comprising low level wc, pedestal wash hand basin with mixer taps over, partly tiled walls, wall mounted radiator.

### Lounge

Television point, data point, power points, wall mounted radiator, front aspect upvc double glazed window.

### Kitchen / Dining Room

Range of base, drawer and wall mounted units, stainless steel sink unit with mixer tap over, laminate worksurfaces. Appliance points, power points, eye level double oven/grill, five ring gas hob with extractor hood over. Integral dishwasher. Space for large fridge freezer and dining table. Wall mounted radiator, laminate flooring, door to utility cupboard with space for tumble dryer and washing machine, rear aspect upvc double glazed window and rear aspect upvc double glazed french door leading to the garden.

### Landing

Power points, wall mounted radiator, access to loft via hatch, door to airing cupboard. Doors lead off:

### Bedroom One

Power points, wall mounted radiator, built in wardrobe, rear aspect upvc double glazed window.

### Ensuite

Suite comprising low level wc, pedestal wash hand basin with mixer tap over, double step in cubicle with shower over, partly tiled walls, wall mounted heated towel rail, side aspect frosted upvc double glazed window.

### Bedroom Two

Power points, wall mounted radiator, front aspect upvc double glazed window.

### Bedroom Three

Power points wall mounted radiator, front aspect upvc double glazed window.

### Bedroom Four

Power points, wall mounted radiator, rear aspect upvc double glazed window.

### Bathroom

Suite comprising low level wc, pedestal wash hand basin with mixer taps over, panelled bath with taps and shower over, partly tiled walls, wall mounted heated towel rail.

### Garage

Accessed via up'n'over door with parking for two cars directly in front

### Outside

To the front of the property a garden laid to lawn is split by a flagstone path that leads to the front door.

To the rear of the property a patio leads down to a garden laid to artificial grass whilst enclosed by wooden fencing. A wooden gate provides rear access leading to the garage and parking.

### Services

Mains water, gas, electricity and drainage.

### Tenure

Freehold

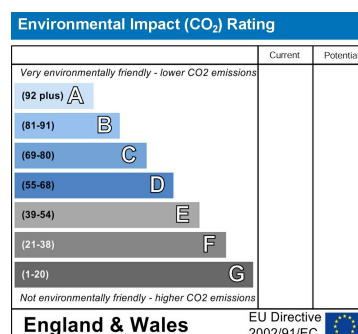
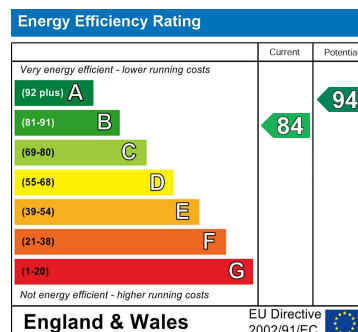
### Local Authority

Tewkesbury Borough Council

Tax Band: D

### 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.



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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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