



SALES & LETTINGS





# Goodmoor Crescent, Churchdown Gloucestershire GL3 2DL

**£415,000**

- Beautifully Presented Family Home
- Extended in all the Right Places
- Fantastic Location in the heart of Churchdown
- Bathroom, Shower Room & GF Cloakroom
- Spacious Lounge/Diner
- Snug/Home Office or Play Room
- Garage and Ample Off Road Parking
- EPC Rating - B

## The Property

TG Sales welcome you to this stylishly extended and immaculately presented 4-bedroom semi-detached property, situated in the ever-popular village of Churchdown.

Perfectly blending modern comfort with practical living, this home is ideal for growing families, professionals working from home, or anyone seeking space, sustainability, and convenience. Situated in the desirable area of Churchdown, this home is perfectly positioned between Gloucester and Cheltenham, offering excellent local amenities, reputable schools, and superb transport links. Ideal for commuters and families alike.

Upon entering, you're greeted with a welcoming hallway leading to a spacious lounge/diner, perfect for family evenings. The extended section of the property offers a versatile additional reception room, currently used as a snug but easily adaptable to suit your lifestyle. The kitchen is modern and functional, with integrated appliances and plenty of storage. Upstairs, you'll find four well-proportioned bedrooms, including a stylish master bedroom with direct access to the family bathroom.

The additional family shower room is finished to a high standard with contemporary fittings. Outside - To the front, the property benefits from a large driveway with off-road parking for multiple vehicles. The rear garden has been landscaped for minimal upkeep, featuring a large patio area, and fencing.

The property is fitted with solar panels, significantly reducing energy costs – a forward-thinking addition that brings both environmental and financial benefits as well as improving the EPC for the property increasing it to a B! Arrange a Viewing: This extended family home offers space, flexibility, and style in equal measure.

Early viewing is highly recommended to fully appreciate what this property has to offer.



## Directions

**SATNAV postcode GL3 2DL**

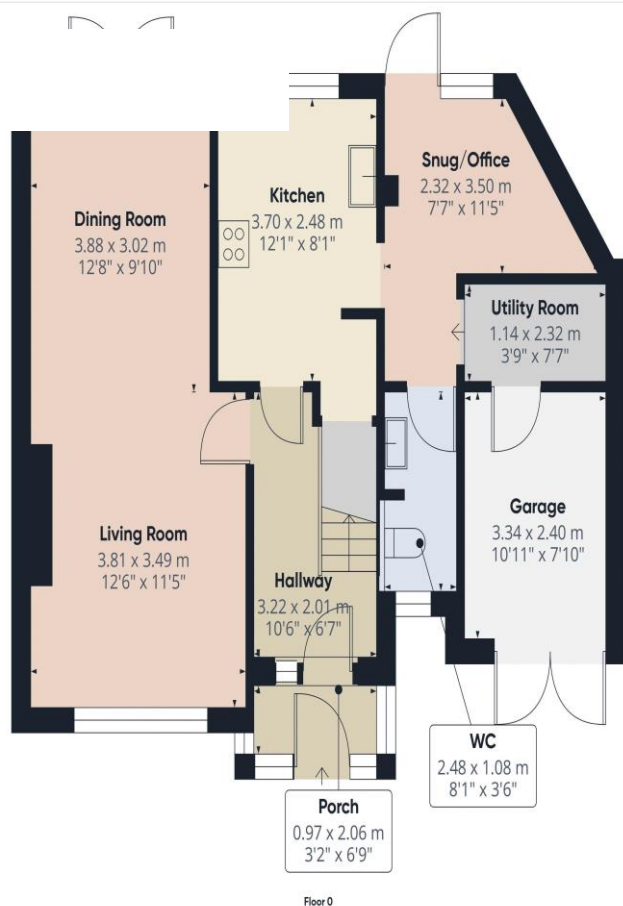
## Tenure Freehold

**Local Authority** Gloucester

**Services** Electric, Mains Gas, Mains Drainage and Water are all believed to be connected to the property.

**Council tax band** D



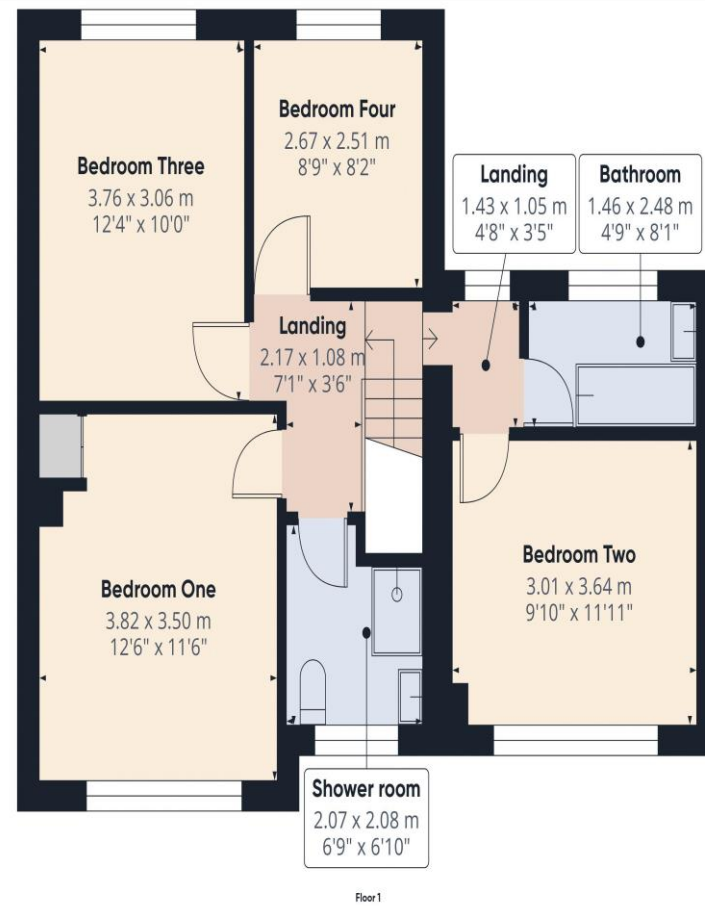


Approximate total area<sup>(1)</sup>  
64.8 m<sup>2</sup>  
697 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

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Approximate total area<sup>(1)</sup>  
53.9 m<sup>2</sup>  
580 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	90 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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