



56 Apperley Drive, Quedgeley
£300,000

Farr & Farr Sales Lettings

56 Apperley Drive

Quedgeley, Gloucester

Having recently been fully renovated throughout, this four bedroom property sits within a cul de sac in Quedgeley.

The front door opens into an entrance hall and into the recently fitted kitchen which benefits from a range of wall, base and drawer units. To the rear of the property sits a large living room with log burner and leads out to a conservatory.

Stairs lead to a first floor landing with three bedrooms and modern family bathroom.

On the top floor sits the stunning master suite with spacious bedroom, walk-in wardrobe and en suite.

A low-maintenance garden is to the rear which benefits from side access and a parking space is to the front.

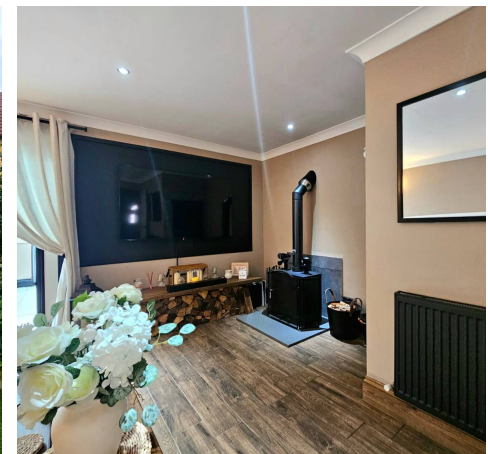
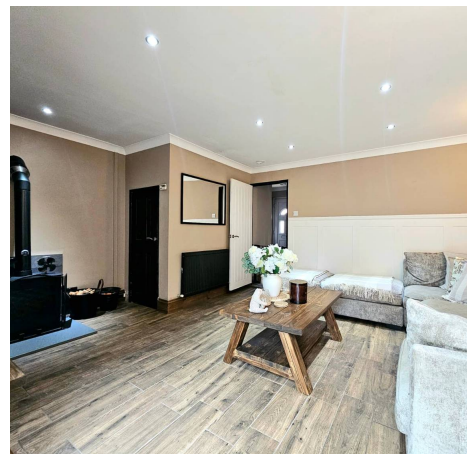
Quedgeley is a suburb to the south of Gloucester which benefits from an excellent array of shops, schools and amenities and offers excellent access to junction 12 on the M5 motorway.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





Entrance Hall

7' 3" x 5' 11" (2.21m x 1.81m)

Upvc front door. Radiator. Tiled flooring.

Kitchen

7' 2" x 9' 3" (2.19m x 2.81m)

Modern kitchen with a range of wall, base and drawer units. Composite sink with draining board and mixer tap. Fitted oven. Fitted hob with extractor hood. Double glazed window to front. Part tiled walls. Tiled flooring.

Living Room

14' 1" x 15' 4" (4.29m x 4.68m)

Beautifully presented and spacious living room. Doors to conservatory. Log burner. Understairs cupboard. Radiator. Tiled flooring.

Conservatory

10' 4" x 12' 4" (3.15m x 3.76m)

Double glazed window surround. French doors to garden. Tiled flooring.



First Floor Landing

Access to three bedrooms and bathroom. Carpet.

Bedroom Two

12' 5" x 8' 10" (3.79m x 2.68m)

Double glazed window to rear. Radiator. Laminate flooring.

Bedroom Three

8' 11" x 8' 10" (2.73m x 2.68m)

Double glazed window to front. Laminate flooring. Radiator.

Bedroom Four

7' 7" x 6' 4" (2.31m x 1.92m)

Double glazed window to rear. Radiator. Laminate flooring.

Bathroom

4' 9" x 6' 2" (1.46m x 1.87m)

Modern bathroom. Frosted double glazed window to front. WC. Basin. Bath with shower over. Heated towel rail. Tiled walls. Tiled flooring.

Bedroom One

17' 1" x 10' 10" (5.21m x 3.31m)

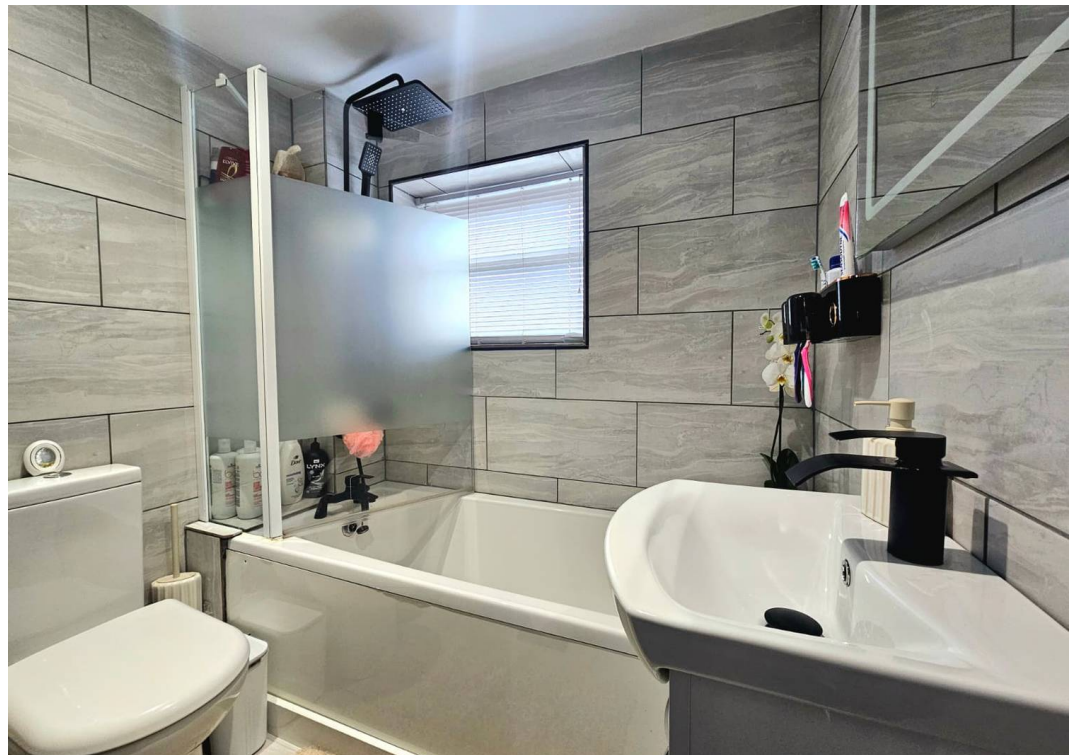
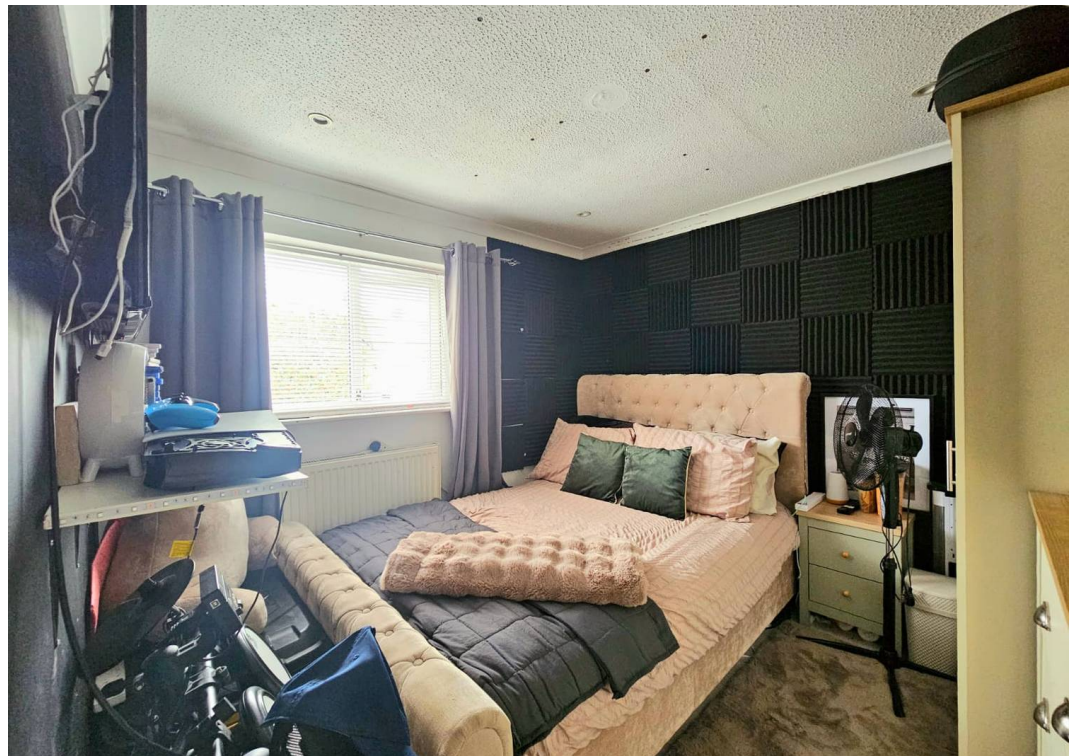
Stunning master bedroom suite. Large double glazed window to rear and skylight to front. Radiator. Laminate flooring. Eaves storage. Large walk-in wardrobe.

En Suite

5' 7" x 4' 11" (1.69m x 1.51m)

Modern en suite. WC. Basin with cupboard. Enclosed shower. Laminate flooring. Heated towel rail.





FRONT GARDEN

Picket fence to front. Artificial turf with raised planted borders.

REAR GARDEN

Side access. Fence surround. Artificial turf with a covered area laid to patio. Attractive raised borders. Outhouse with electric.

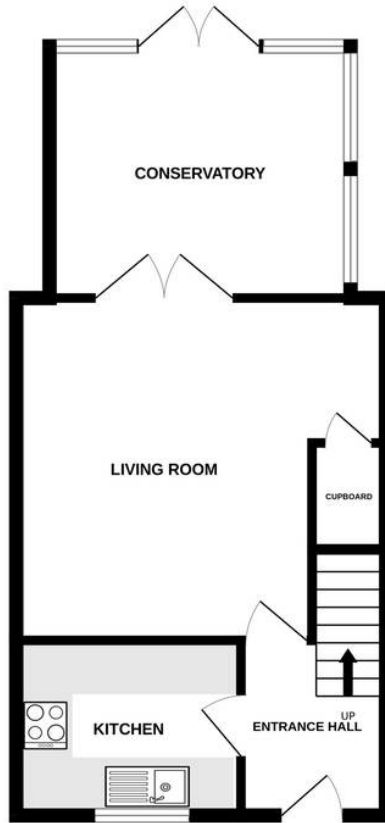
ALLOCATED PARKING

1 Parking Space

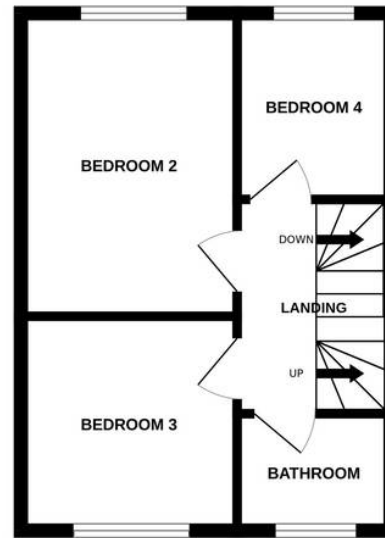
Allocated off-street parking space.



GROUND FLOOR
449 sq.ft. (41.7 sq.m.) approx.



1ST FLOOR
322 sq.ft. (29.9 sq.m.) approx.



2ND FLOOR
274 sq.ft. (25.5 sq.m.) approx.



TOTAL FLOOR AREA : 1045 sq.ft. (97.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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