



## 56 Lossiemouth Road Kingsway

Quedgeley, Gloucester, GL2 2FW

**£350,000**



Murdock and Wasley are proud to present this beautifully extended three bedroom detached family home offering spacious and versatile accommodation throughout, perfectly designed for modern family living.

The property welcomes you into a bright and well-presented interior, with the ground floor comprising a comfortable lounge, a stunning kitchen diner, a separate playroom, dedicated home office and WC.

Upstairs, the home continues to impress with three well-proportioned bedrooms, including a generous principal bedroom benefitting from its own en suite shower room, alongside a contemporary family bathroom.

Externally, the property enjoys a private low-maintenance rear garden enclosed by attractive walling.

The property also benefits from a double garage and off road parking.



**Entrance Hall**

Accessed via upvc composite door, powerpoints, stairs leading to first floor, doors leading to:

**Kitchen Diner**

Range of base, wall and drawer mounted units, one and a half sink bowl unit with drainer and mixer tap over, appliance points, power points, integrated oven with four ring gas hob and extractor hood over, space for washing machine, dishwasher and fridge freezer, space for dining table, Radiator, partly tiled walls, tiled flooring, double aspect to front and side upvc double glazed window.

**WC**

Low level WC, wash hand basin with mixer tap above and storage below, radiator.

**Living Room**

TV point, power points, radiators, front aspect UPVC double glazed window, door leading to rear garden, sliding doors leading to:

**Office**

Power points, upvc double glazed window with side aspect.

**Playroom**

Power points, upvc double glazed window with side aspect.

**Bedroom One**

TV point, power points, fitted wardrobes, radiator, side and rear double aspect upvc double glazed windows, door leading to:

**En Suite**

Suite comprising, low level WC, pedestal wash hand basin with mixer tap, built in storage units, step in shower cubicle with shower off the mains over, radiator, partly tiled walls.

**Bedroom Two**

TV point, power points, fitted wardrobes, radiator, side and front double aspect upvc double glazed windows.

**Bedroom Three**

TV point, power points, radiator, side aspect upvc double glazed window.

**Bathroom**

Suite comprising, panelled bath with mixer taps over, shower off the mains above. Pedestal hand wash basin, low level WC, radiator, partly tiled walls, upvc double glazed frosted window.

**Outside**

Externally, the property benefits from a beautifully designed low-maintenance rear garden, finished with high-quality artificial lawn creating a clean and contemporary outdoor space ideal for year-round enjoyment. Fully enclosed by fencing and attractive brick walling, the garden offers an excellent degree of privacy and security whilst providing ample space for outdoor seating, entertaining and family use.

A standout feature is the impressive detached double garage, offering fantastic versatility for use as a home office, gym, studio or additional entertaining space.

There is off road parking in front of the double garage.

**Tenure**

Freehold

**Services**

Mains gas, water, electricity and drainage.

**Local Authority**

Gloucester City Council  
Council Tax Band D

**Awaiting Vendor Approval**

These details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (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>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (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>   |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |

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 firm's 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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