



3 Summerland Drive, Churchdown, Gloucester, GL3 2LZ

£500,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

An Exceptional Four-Bedroom Detached Family Residence in a Desirable Cul-de-Sac.

Nestled in one of Churchdown's most sought-after and peaceful cul-de-sacs, this beautifully presented detached family home offers an enviable blend of generous proportions, natural light, and versatile living spaces — the perfect setting for modern family life.

Upon entering, you are welcomed by a bright and inviting hallway that flows effortlessly into a spacious living room, complete with ample room for both relaxed family evenings and sophisticated entertaining. This leads seamlessly into a sunroom bathed in natural light, creating a wonderful year-round extension of the living space with direct access to the rear garden via French doors. A separate formal dining room provides the ideal setting for dinners, while the well-appointed kitchen offers practical everyday convenience. A useful ground-floor WC and attached single garage with additional storage complete the ground floor.

Ascending to the first floor, the landing serves four well-proportioned bedrooms: two generous doubles, a further double, and a versatile single — offering excellent flexibility for a growing family, home office, or guest accommodation. The family bathroom is modern and practical.

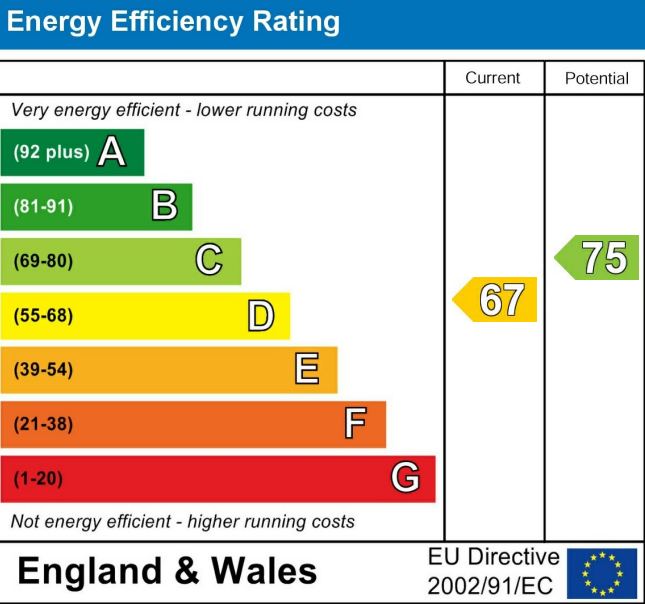
Outside, the property boasts a private driveway for off-road parking, a single garage, and a beautifully maintained rear garden. This rear garden features a sweeping lawn, mature shrub borders, a generous patio ideal for al fresco dining, and a useful garden store — all fully enclosed for privacy and security.

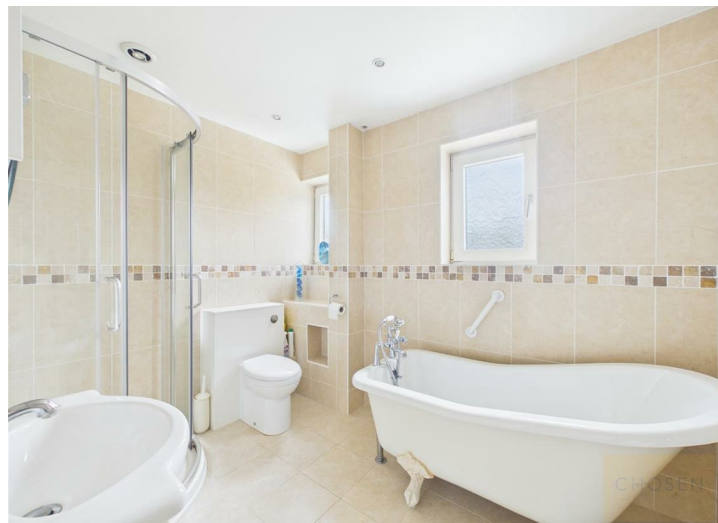
Agents Note.
Freehold
EPC Rating: D67
Tewkesbury Borough Council Band: D
Mains Gas, Electric and Water are connected.
Fibre Broadband is available in the area.

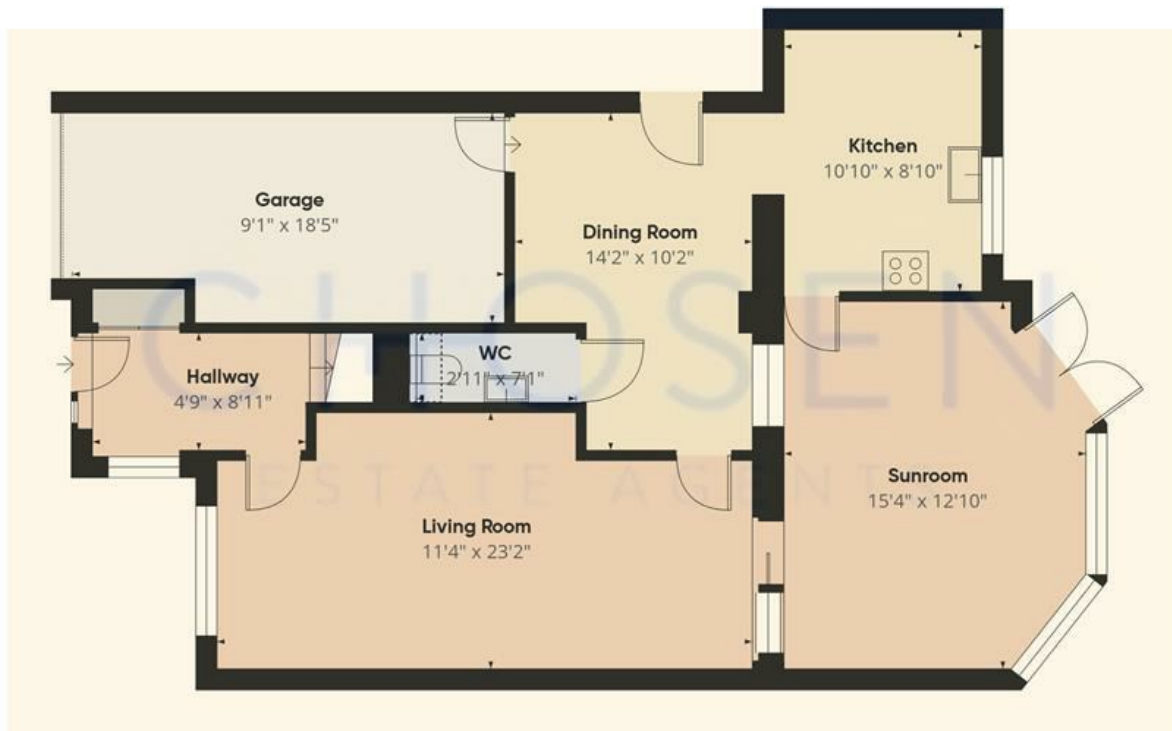
Flood Risk
Rivers & Seas: Very Low
Surface Water: Low

Standard 19 mbps
Ultrafast 1000 mbps

- Substantial Four Bedroom Detached Home
- Popular Cul-De-Sac Location
- No Onward Chain
- Garage And Driveway
- Enclosed Rear Garden
- Three Separate Reception Rooms
- EPC Rating: D67
- Council Tax Band: D







Floor 0



Floor 1

Approximate total area⁽¹⁾

1432 ft²

Reduced headroom

4 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

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

GIRAFFE360

