1 Davillian Court

Quedgeley, Gloucester GL2 5EJ

STEVE GOOCH
ESTATE AGENTS | EST 1985

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£600,000

SPACIOUS LARGELY EXTENDED FOUR BEDROOM TWO EN-SUITE DETACHED BUNGALOW with a ONE BEDROOM ANNEXE situated within a small cul-de-sac on the outskirts of Quedgeley.

Accommodation comprises porch, hallway, lounge with patio doors onto the garden, fitted kitchen with built in appliances, bedroom one with an en-suite shower room and dressing room, bedroom two, bedroom three, bedroom four with an en-suite shower room and walk in wardrobe, bathroom, annexe comprising sitting room, fitted kitchen, bedroom and shower room.

Outside you have two driveways, a double garage and pleasant enclosed rear gardens.

Located within easy reach of the M5 Junction 12, the suburban town of Quedgeley is situated approximately 3 miles from the centre of Gloucester and just a short drive from Gloucester railway station, where there are regular services to London, Bristol, Birmingham and Cardiff.
The Orchard Centre at Olympus Park is situated just off the main Bristol Road running through Quedgeley and offers a range of independent shops including The Orchard Deli, a hairdressers and a coffee house. There is a large Tesco store, Post Office and Library at The Severn Vale Shopping Centre is home to many High Street brands including Boots, Matalan and Home Bargains. There are several good schools in Quedgeley to choose from, including four primary and one secondary school.

Upvc double glazed sliding side entrance door leads into:

ENTRANCE PORCH
A further upvc double glazed sliding door into:

ENTRANCE HALLWAY
13'2 x 9'5 max (4.01m x 2.87m max)
Single radiator, cloaks cupboard, linen cupboard with slatted shelving.

LOUNGE
22'1 x 16'3 max (6.73m x 4.95m max)
Ornamental fireplace surround housing an electric fire, tv point, coved ceiling, single radiator, wall lights, upvc double glazed patio doors to rear elevation onto the garden.

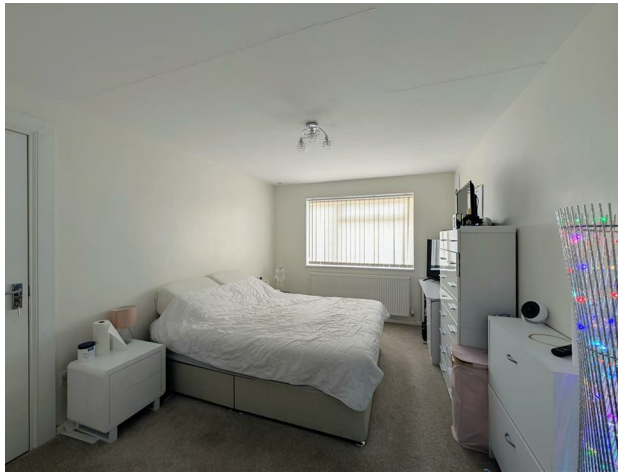
KITCHEN
15'7 x 9'1 (4.75m x 2.77m)
Base and wall mounted units, laminated worktops, tiled splasbacks, single drainer one and a half bowl stainless steel sink unit with a mixer tap, built in electric double oven, ceramic hob, extractor hood and dishwasher, plumbing for automatic washing machine, wall mounted gas fired combination boiler, tiled floor, upvc double glazed window to front elevation.

BEDROOM 1
19'9 x 9'7 max (6.02m x 2.92m max)
Single radiator, cloaks hanging space, upvc double glazed window to rear elevation overlooking the garden, through to:

EN-SUITE SHOWER ROOM
7'7 x 6' (2.31m x 1.83m)
Shower enclosure and unit, wash hand basin with a mixer tap and cupboard below, low level w.c., fully tiled walls, tiled floor, downlighters, shaver point, upvc double glazed window to side elevation.

DRESSING ROOM
10'8 x 9'7 max (3.25m x 2.92m max)
Double built in wardrobe, coved ceiling, telephone point, electric radiator, upvc double glazed window to front elevation, door leads into the annexe.

BEDROOM 2
11'9 x 9'7 max (3.58m x 2.92m max)
Single radiator, upvc double glazed window to front elevation.



BEDROOM 3
11'9 x 8'9 (3.58m x 2.67m)
Single radiator, upvc double glazed window to side elevation.

BATHROOM
7'4 x 6' (2.24m x 1.83m)
Panelled bath with a mixer tap, low level w.c., wash hand basin, chrome heated towel rail, shaver point, extractor fan, upvc double glazed window to side elevation.

BEDROOM 4
9'6 x 8'8 (2.90m x 2.64m)
Laminate flooring, electric radiator, upvc double glazed French doors to rear elevation, through to:

EN-SUITE BATHROOM
8' x 5'9 (2.44m x 1.75m)
White suite comprising shower bath with a shower unit over, low level w.c., wash hand basin with a mixer tap and cupboard below, partially tiled walls, downlighters, light tube, chrome heated towel rail.

ANNEXE HALLWAY
Two wall mounted electric radiators, coved ceiling, access to loft space, built in storage cupboard.

SITTING ROOM
18'8 x 12'5 (5.69m x 3.78m)
Ornamental fireplace surround housing a coal effect electric fire, tv point, coved ceiling, electric radiator, upvc double glazed patio doors to rear elevation onto the garden.

KITCHEN
11'3 x 7'8 (3.43m x 2.34m)
Base and wall mounted units, laminated worktops, single drainer stainless steel sink unit, space for fridge/freezer, upvc double glazed window and door to side elevation.

BEDROOM
12'7 x 8'7 max (3.84m x 2.62m max)
Electric radiator, upvc double glazed window to front elevation.

SHOWER ROOM
9'8 x 5'8 max (2.95m x 1.73m max)
Double walk in shower enclosure and unit, low level w.c., wash hand basin with a mixer tap and cupboard below, chrome heated towel rail, extractor fan, shaver point, upvc double glazed window to side elevation.

OUTSIDE
To the front there are two driveways providing off road parking and a:

DOUBLE DETACHED GARAGE
18'8 x 14'2 max (5.69m x 4.32m max)
Electric roller shutter door to front elevation, partially glazed door and window to side elevation.

CLOAKROOM
Low level w.c.,

At the rear of the garage there is a:

UTILITY ROOM
Plumbing for automatic washing machine, upvc double glazed window and door to rear elevation.

To the rear of the bungalow there is an enclosed garden with a block paved patio, lawn and garden sheds.

The annexe has its own enclosed garden which is paved with borders, a summerhouse and an insulated storage shed with power and lighting.

SERVICES
Mains water, electricity, gas and drainage.

WATER RATES
To be advised.

MOBILE PHONE COVERAGE/BROADBAND AVAILABILITY
It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

LOCAL AUTHORITY
Council Tax Band: D
Gloucester City Council, Herbert Warehouse, The Docks, Gloucester GL1 2EQ.

TENURE
Freehold.

VIEWING

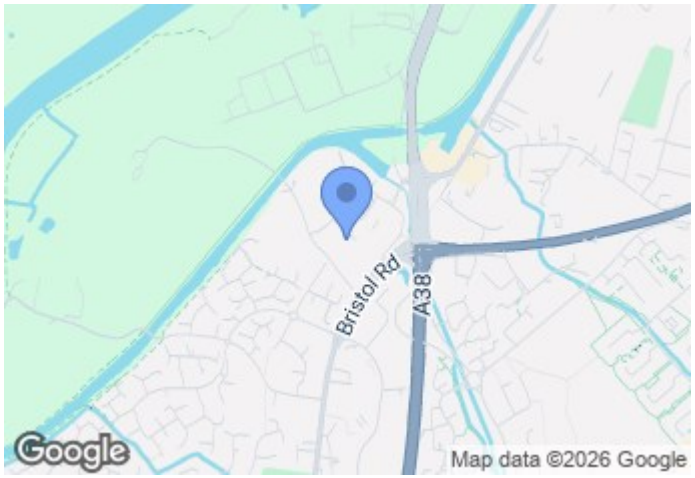
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

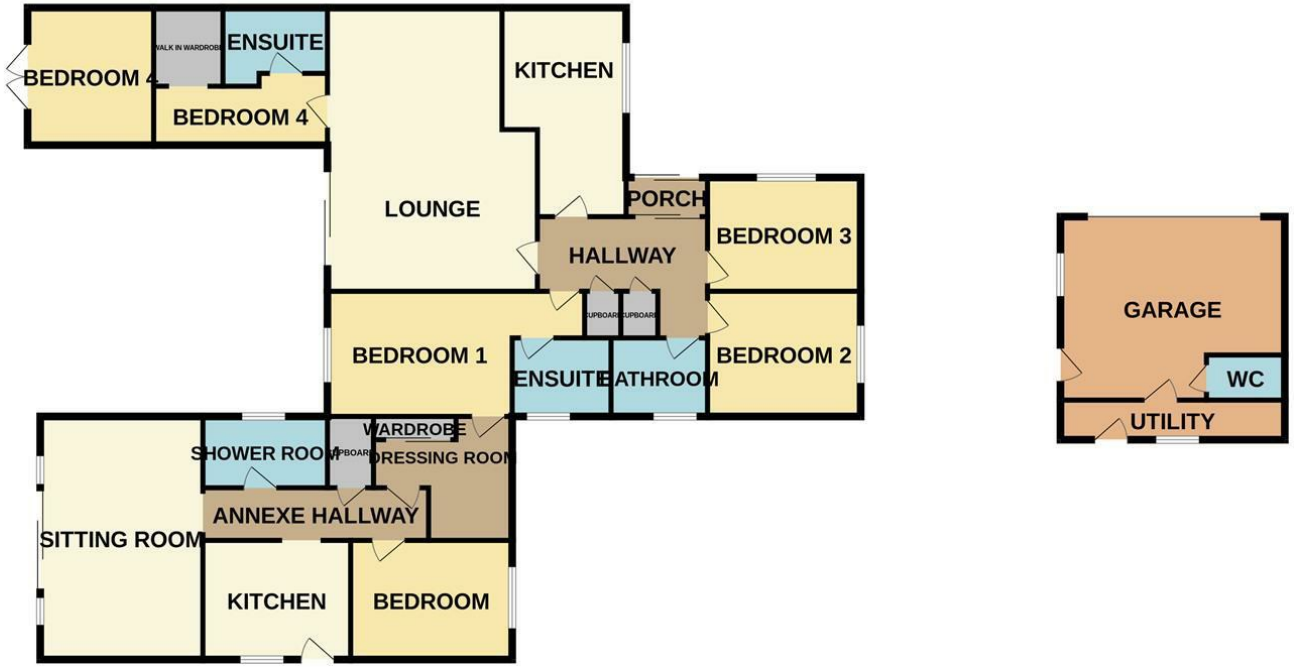
From Bristol Road turn into Sims Lane then right into Woolstrop Way and right again into Davillian Court where the property can be located.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



GROUND FLOOR



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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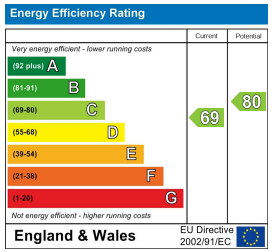

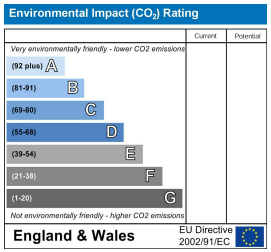

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