



## 35 Windfall Way

Gloucester, GL2 0RP

**Offers in excess of £400,000**



Tucked away at the end of a highly sought-after cul-de-sac, we are delighted to welcome to the market this beautifully presented three double bedroom detached family home, built by the ever-popular Redrow Homes. The property offers well-proportioned living accommodation throughout and is perfectly suited to growing families or those seeking a modern home in a desirable location.

Externally, the home truly stands out, benefiting from a generous wrap-around garden, with a recently fitted garden room. Further advantages include a garage and off-road parking.



## Entrance Hallway

Approached via double glazed front door, radiator, laminate flooring, stairs leading to first floor with under stairs storage space, doors leading to cloakroom, lounge & kitchen.

## Cloakroom

Upvc frosted double glazed window to front, low level wc & pedestal wash hand basin, towel rail, radiator.

## Lounge

Upvc double glazed bay window to front, television point, radiator, power points, opening to:

## Dining Room

Upvc double glazed sliding doors to rear, radiator, power points. Door to:

## Kitchen

Upvc double glazed windows to rear & door to side, eye & base level units with roll edge work tops, sink/drainer, electric oven with gas hob & hood, space for appliances, power points, partly tiled walls, radiator.

## Conservatory

Upvc double glazed french doors to rear, Upvc double glazed windows throughout, tiled flooring with under floor heating.

## First Floor Landing

Upvc double glazed window to side, access to loft via hatch, doors to all rooms.

## Bedroom 1

Upvc double glazed bay window to front, television point, radiator, power points, built in wardrobes. Door to:

## En-Suite

Upvc frosted double glazed window to side, shower cubicle,

low level wc & pedestal wash hand basin, heated towel rail, shaver point, partly tiled walls.

## Bedroom 2

Upvc double glazed windows to rear, radiator, built in wardrobes, power points.

## Bedroom 3

Upvc double glazed windows to rear, radiator, power points.

## Bathroom

Upvc frosted double glazed window to front, panelled bath with shower over, low level wc & pedestal wash hand basin, shaver point, heated towel rail, partly tiled walls.

## Rear Garden

An enclosed garden which is a generous size, mainly laid to paving with an area laid to artificial lawn, gated side access, access to the garden room.

## Garden Room

Built in 2023 this garden room has power & lighting.

## Garage

Up & over door. Parking directly in front.

## Tenure

Freehold.

## Services

Mains water, gas, electricity & drainage.

## Local Authority

Gloucester City Council- Band

## Awaiting Vendor Approval

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



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 firms 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.

10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW email:office@mwea.co.uk

GLoucester 01452 682952 www.mwea.co.uk

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at 10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW