



99 Denmark Road

Gloucester, GL1 3JW

Offers over £425,000



Murdock & Wasley Estate Agents are delighted to bring to market this impressive three-bedroom extended, semi detached family home, ideally positioned along the popular Denmark Road in Gloucester.

The ground floor comprises a welcoming entrance hallway, spacious living room, kitchen/diner/ family room as well as a utility room and downstairs shower room. Upstairs, the property offers three bedrooms, alongside a separate family bathroom. Externally, the property continues to impress, boasting a beautiful rear garden with patio areas and separate outbuilding, to the front there is off road parking for several vehicles.

Ideally situated within easy reach of Gloucester city centre, local schools, amenities and transport links, this versatile semi detached family home offers an exciting opportunity in a highly convenient location.



Entrance Hall

Accessed via upvc composite front door, stairs leading to first floor, radiator, power points, solid oak flooring, doors lead to:

Office

Power points, radiator, solid oak flooring, inset ceiling spotlights, upvc double glazed window with front aspect.

Living Room

Tv point, power points, radiator, solid oak flooring, upvc double glazed bay window with front aspect.

Kitchen/Diner/Family Room

Range of base, drawer and wall mounted units, rolltop worksurfaces, sink unit with drainer and mixer tap over. Integrated dishwasher, Appliance points, power points, space for oven and fridge freezer, space for fridge freezer, Partly tiled walls,, space for dining table and chairs, Island, radiator, solid oak flooring, inset ceiling spotlights, built in storage cupboard, upvc double glazed bay window with rear aspect upvc patio doors leading to garden, rear aspect upvc double window. Door leading to:

Utility Room

Range of base and wall mounted units, rolltop worksurfaces, sink unit with drainer and mixer tap over, space for washing machine and tumble drier, appliance points, solid oak flooring, doors lead to:

Shower Room

Suite comprising walk in shower cubicle with shower off the mains, low level WC, hand wash basin with mixer tap over, heated towel rail, partly tiled walls.

Bedroom One

Power points, radiator, upvc double glazed bay window with front aspect.

Bedroom Two

Power points, radiator, upvc double glazed window with rear aspect.

Bedroom Three

Power points, radiator, upvc double glazed window with front aspect.

Bathroom

Suite comprising, walk in shower cubicle with shower off the mains over, roll top bath with shower attachment over and separate taps. low level wc, hand wash basin with mixer tap over, heated towel rail, tiled walls, frosted upvc double glazed window with side aspect, partly tiled walls,

Outside

To the front, the property is approached via a generous block-paved driveway, providing ample off-road parking for several vehicles. The attractive traditional façade features a combination of red brick and rendered elevations, complemented by characterful bay windows and a covered entrance.

To the rear lies a particularly generous and well-established garden, predominantly laid to lawn and enclosed by timber fencing and mature boundaries, creating a private and family-friendly outdoor space. A paved patio directly outside the property provides an ideal setting for outdoor dining and entertaining.

Further into the garden is an additional decked seating area with pergola, offering another excellent space for relaxing during the warmer months. The garden also benefits from a substantial detached brick-built outbuilding, providing versatile additional space with direct access from the garden.

Local Authority

Gloucester City Council
Council Tax Band D

Tenure

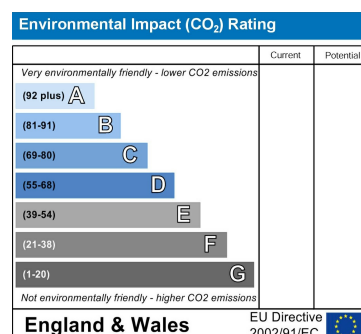
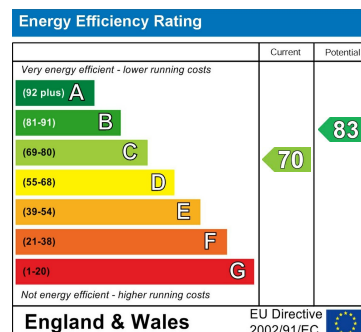
Freehold

Services

Mains gas, water, electricity and drainage

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.



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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