



10 Larchwood Drive

Tuffley, Gloucester, GL4 0AH

£290,000



Murdock & Wasley Estate Agents are delighted to present this beautifully renovated three bedroom semi-detached home, situated in a popular and convenient location in Tuffley. Enjoying stunning panoramic views across the Severn Valley and towards the Forest of Dean, the property is also within easy reach of a range of local amenities, schools and transport links, making it an ideal choice for modern family living.

Thoughtfully renovated and updated by its current owners, the property is beautifully presented throughout and offers spacious, well-appointed accommodation. This comprises a modern kitchen/diner, a separate lounge, three well-proportioned bedrooms and a contemporary family bathroom.

Externally, the property continues to impress with a well-maintained, enclosed south-facing rear garden, boasting views, a decked seating area and a versatile summer house. Further benefits include a garage and a spacious driveway providing ample off-road parking.



Entrance Hall

Accessed via upvc double glazed door, power points, vertical radiator, stairs to first floor landing, door to garage, laminate flooring. Doors lead off:

Kitchen/Diner

Range of base, drawer and wall mounted units, laminate worksurfaces, one and half bowl sink unit with mixer tap over. Appliance points, power points, electric hob with extractor hood over, integral cooker and wine cooler, space for American fridge/freezer, dishwasher and washing machine. Partly tiled walls, cupboard housing to boiler, vertical radiator, inset ceiling spotlights, tiled flooring, side aspect upvc double glazed window and rear aspect upvc double glazed sliding door leading to the garden.

Lounge

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

Landing

Access to loft space, radiator, door to airing cupboard. Doors lead off:

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Bathroom

Suite comprising panelled bath with shower off the mains over, double step in shower cubicle with shower off the mains over, low level wc, vanity wash hand basin with mixer tap over and storage below. Heated towel rail, laminate flooring, inset ceiling spotlights, rear aspect upvc frosted double glazed window.

Outside

To the front of the property, a spacious driveway provides off-road

parking for three vehicles and leads to a garage, accessed via an up-and-over door and benefiting from power and lighting.

A paved pathway runs alongside the property, providing access to the front entrance and a wooden gate leading to the rear garden.

To the rear, the property boasts an enclosed south-facing garden enjoying stunning panoramic views across the Severn Valley and towards the Forest of Dean. Designed with low maintenance in mind, the garden features an artificial lawn and a decked seating area, creating the perfect setting for outdoor dining, entertaining and relaxation. A summer house, complete with power and lighting, provides additional versatile space for a variety of uses.

Tenure

Freehold.

Services

Mains water, drainage, gas and electricity.

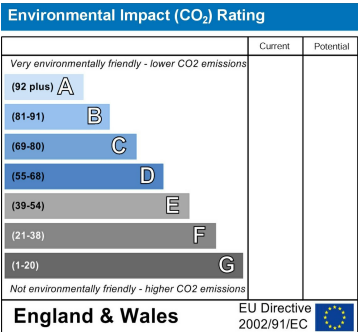
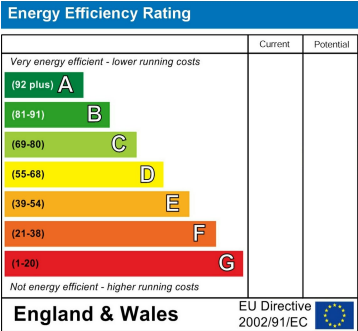
Local Authority

Gloucester City Council.

Council Tax Band: C

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.



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