

22 Milliner Crescent, Churchdown, Gloucester, GL3 1GG

£525,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

Unexpectedly Re-Available

This beautifully presented four-bedroom detached home offers a perfect blend of modern comfort and practical living, ideal for families or those seeking extra space. With a thoughtfully designed layout across two floors, this property provides generous living areas, contemporary finishes, and excellent versatility. Furthermore, the property underwent significant upgrades when the current owners purchased the property, to include Karndean individually placed herringbone flooring throughout the ground floor.

Upon entering, a welcoming hallway leads to the spacious main living room, which offers a bright and inviting atmosphere—perfect for both relaxing and entertaining. A second reception room provides flexibility, whether as a snug, playroom, or even a home office. The modern kitchen/diner is a true highlight, featuring ample workspace and storage, while a separate utility room enhances convenience by keeping household tasks neatly tucked away. A downstairs WC adds further practicality.

Upstairs, the four well-proportioned bedrooms ensure comfortable accommodation for the whole family. The master bedroom boasts its own en-suite shower room, as does bedroom two, while the remaining bedrooms are served by the family bathroom, making busy mornings a breeze.

Externally, the property benefits from private outdoor space, offering a wonderful setting for al fresco dining or unwinding in the fresh air. Professionally landscaped, the rear garden further boasts a beautifully built, bespoke garden room/outdoor office space. Furthermore, there is additional garden space to the front, along with double garage and driveway.

Located in a sought-after area, the home is within easy reach of local amenities, schools, and transport links, making it an excellent choice for modern family living.

Agents Note.
Freehold
EPC Rating: B85
Tewkesbury Borough Council Band: E
Mains Gas, Electric and Water are connected.
Fibre Broadband is available in the area.

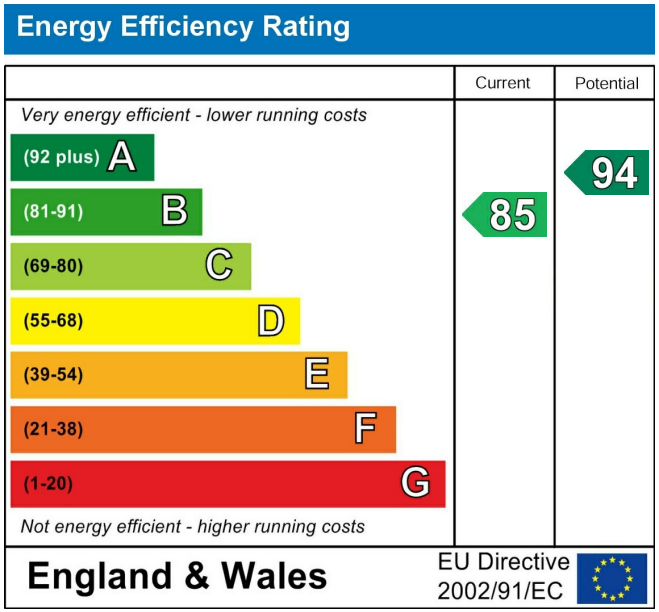
Flood Risk
Rivers & Seas: Low
Surface Water: Very Low

Broadband:

Standard 1 mbps
Superfast 49 mbps
Ultrafast 1800 mbps

The property is subject to a nominal annual site maintenance charge

- Stunning Four Bedroom Detached Family Home
- Modern Open Plan Kitchen-Diner With Separate Living Room And Office
- Landscaped Rear Garden With Bespoke Garden Room/Office Space
- Double Garage And Two Off Road Parking Spaces On Driveway
- Positioned On A Private Road
- Popular Development
- EPC Rating: B84
- Council Tax Band: E



2 Church Road, Churchdown, Gloucestershire, GL3 2ER
Tel: 01452 857421 Email: info@chosenestateagents.co.uk www.chosenestateagents.co.uk





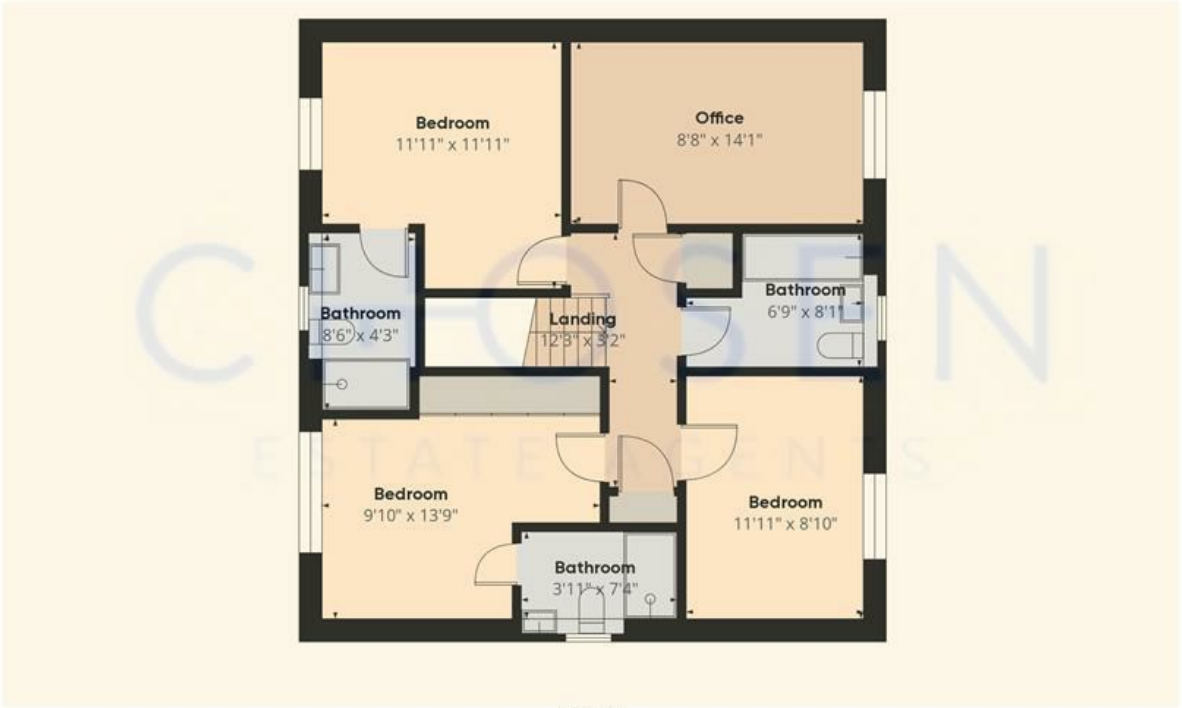








Floor 0



Floor 1

Approximate total area(1)

1379.49 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360