



16 Drews Court, Churchdown – GL3 2LD
GL3 2LD – £559,950

Farr & Farr Sales & Lettings

16 Drews Court

Churchdown, Gloucester, GL3 2LD

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

A PARTICULARLY FINE MODERN DETACHED FAMILY HOUSE SITUATED IN AN ELEVATED POSITION ON THE LOWER SLOPES OF CHOSEN HILL

The property is situated in a very popular and elevated position close to the heart of the village and enjoying some views across the Severn Vale to the Cotswolds. Internally all four bedrooms are doubles, the master having its own well fitted shower room. There is a family bathroom and good sized landing and to the ground floor, two inter communicating reception rooms, a conservatory and very well fitted kitchen. Additionally it is double glazed throughout and has gas central heating. To the exterior there is a large garage, ample parking and very private South Westerly backing landscape gardens.

The village of Churchtown offers multiple facilities, including excellent schools and shopping and is situated equidistant (approximately 4 miles) from both Gloucester and Cheltenham. The M5 motorway with its fast routes both North and South is within a very easy drive.





ENTRANCE PORCH

Light. Quarry tiled floor. UPVC double glazed front door and side slips to:-

ENTRANCE HALL

Timber strip flooring. Radiator. Staircase to landing. Understairs cupboard.

CLOAKROOM

Vanity unit set into marble worktop with cupboard below. Low-level WC. Half tiled walls. Wood strip floor. Stainless steel heated towel rail.

SITTING ROOM

16' 10" x 11' 0" (5.13m x 3.35m)

Marble fireplace with coal effect gas fire. Double radiator. Coved ceiling. TV point. Large window with partial views to the Cotswolds. Wide arch to:-

DINING ROOM

11' 0" x 10' 0" (3.35m x 3.05m)

Double radiator. Coved ceiling. Double UPVC double glazed doors to:-

CONSERVATORY

10' 0" x 8' 0" (3.05m x 2.44m)

Single glazed. Tiled floor and double sliding doors to garden.



KITCHEN

11' 0" x 9' 5" (3.35m x 2.87m)

Very well fitted within 1 1/2 bowl stainless steel sink unit with waste disposal set to worktops with cupboards and drawers below. Wall and base units. 3/4 tiled walls. Polished tiled floor. Built-in washing machine, dishwasher, fridge and freezer. Built-in Neff stainless steel and glass fronted double oven with four ring hob, glazed back plate and cooker hood. Radiator. Inset ceiling spotlights. Coved ceiling.



FIRST FLOOR

LANDING

Of a very good size. Views to the Cotswolds. Radiator. Access to loft with retractable ladder. Linen cupboard.

BEDROOM 1

13' 8" x 8' 9" (4.17m x 2.67m)

Double radiator. Range of three double wardrobe cupboards. Coved ceilings.

ENSUITE

Shower cubicle with stainless steel controls and marbrex splashback with folding glazed door. Vanity unit with wash hand basin with drawers below. Back lit mirror and shaver point. Low-level WC. High-quality flooring. Inset ceiling spotlights.

BEDROOM 2

11' 0" x 10' 0" (3.35m x 3.05m)

Double radiator. TV and cable points. Coved ceilings.

BEDROOM 3

11' 1" x 9' 2" (3.38m x 2.79m)

Double radiator. TV and cable points. Coved ceilings.

BEDROOM 4

9' 6" x 9' 3" (2.90m x 2.82m)

Double radiator. TV and cable points. Coved ceiling.



BATHROOM

White suite of panelled bath with mixer taps and shower attachment. Wash hand basin. Low level WC. Vertical heated towel rail. Fully tiled walls. High-quality flooring. Ceiling spotlights.

FRONT GARDEN

Mcadam driveway with parking and turning areas. High hedge surrounds with mature shrub beds giving a good deal of privacy.

REAR GARDEN

South westerly backing and of a good size with large paved terrace and gravel path with raised rose, flower and shrub bed borders. Lawns and further areas of shrubs and bushes. Security lighting. Outside tap.

GARAGE

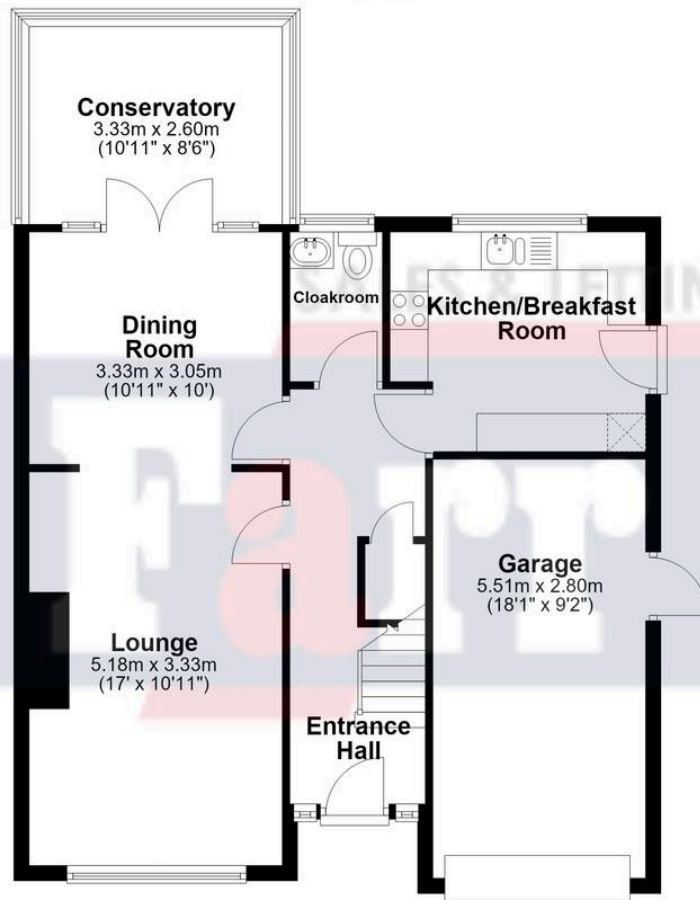
Single Garage

17' 6" x 8' 10". Electric roller door. Power and light. Consumer box. Gas metres. Ideal gas fire central heating boiler.



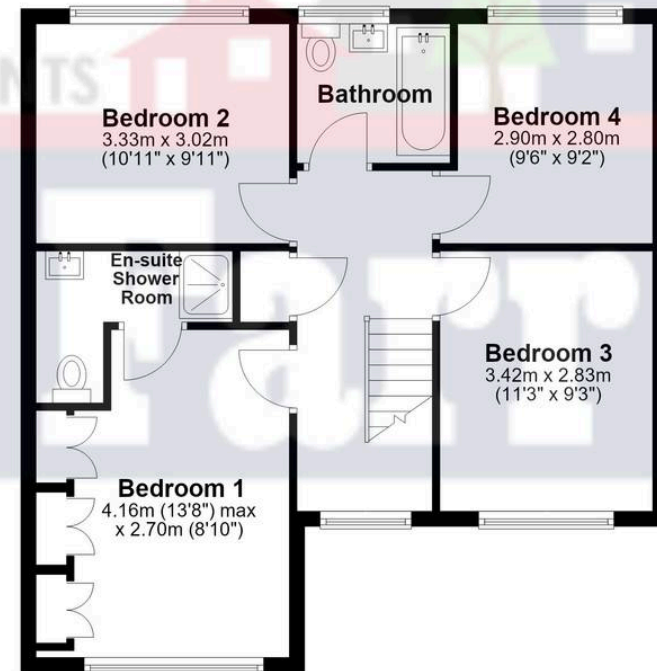
Ground Floor

Approx. 59.3 sq. metres (637.8 sq. feet)
(excluding Garage)



First Floor

Approx. 58.4 sq. metres (628.9 sq. feet)



Total area: approx. 117.7 sq. metres (1266.8 sq. feet)

Farr & Farr

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