



NIKI ELLIS

exp<sup>®</sup> UK

@ niki.ellis@exp.uk.com

🌐 nikiellis.exp.uk.com

☎ 07590 403 415

# Rectory Close, Bondend Road, Upton St. Leonards, Gloucestershire, GL4 8BB

Guide Price £595,000

🛏️ 4 🚿 2 🛋️ 3



- 3/4 Bed Detached House
- 2/3 Receptions
- Stunning Re-fitted Kitchen
- Conservatory
- Cloakroom & En-Suite
- Utility
- Private Garden
- Ample Parking & Garage
- Village Location
- REF: NE0738



Stunning immaculately presented home in the lovely village of Upton St. Leonards, built by a local builder in 1999 set in a small private cul-de-sac.

The ground floor briefly comprises of entrance hall, cloakroom, living room, dining room, conservatory overlooking the garden, stunning re-fitted kitchen and utility.

On the first floor you have the principal bedroom which is generously proportioned with built-in wardrobes, en suite shower room, bedroom two also has built in wardrobes, as does bedroom three, there is also a study / bedroom 4, as well as a family bathroom with bath and separate shower.

Other benefits include double glazing, gas central heating, ample parking, garage with power, light and access to the house. Other benefits include a secluded pretty garden with



Total floor area: 193.8 sq.m. (2,086 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.co

