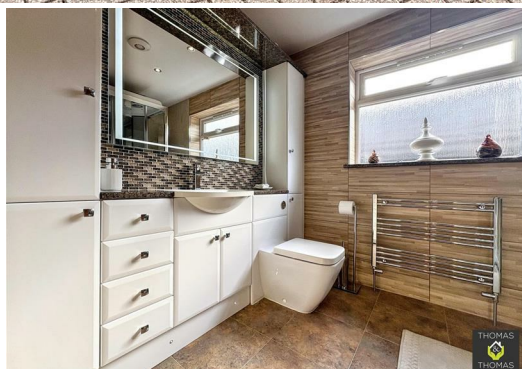




66 Wheatway, Gloucester, GL4 4BJ

Offers Over £475,000

A superbly presented and generously proportioned four-bedroom family home, offering spacious and versatile accommodation throughout, complemented by excellent outside space, a large driveway, detached garage and bright conservatory.

This impressive property provides an excellent opportunity for families seeking a comfortable and well-maintained home with plenty of space for both everyday living and entertaining. Beautifully presented throughout, the accommodation offers a welcoming feel from the moment you step inside, with well-proportioned rooms and a practical layout designed to suit modern family life.

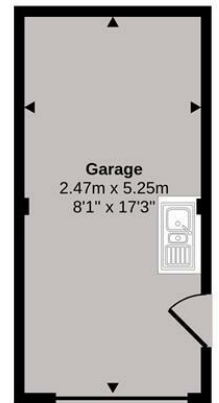
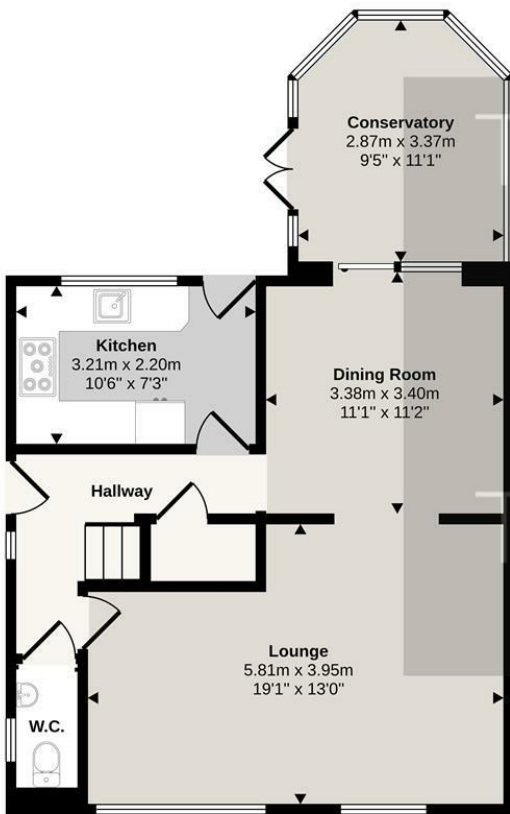
The property boasts four good-sized bedrooms, providing plenty of flexibility for a growing family, guests, or those requiring additional space for a home office, study or hobby room. The generous living accommodation offers excellent versatility, allowing different areas of the home to be used according to the needs of the household.

A particular feature of the property is the bright and spacious conservatory, creating an additional reception area that can be enjoyed throughout the year. With its abundance of natural light and pleasant outlook over the garden, this versatile space would make an ideal family room, dining area or relaxing retreat.

Throughout the property, the accommodation has been exceptionally well cared for and maintained, creating a home that is ready to move into with little or nothing to do. The presentation is immaculate, with a clean, modern and inviting feel that will appeal to buyers looking for a property they can enjoy immediately.

- Four bedrooms
- Immaculate throughout
- Ample driveway parking
 - Garage
- Private & enclosed rear garden
 - Conservatory

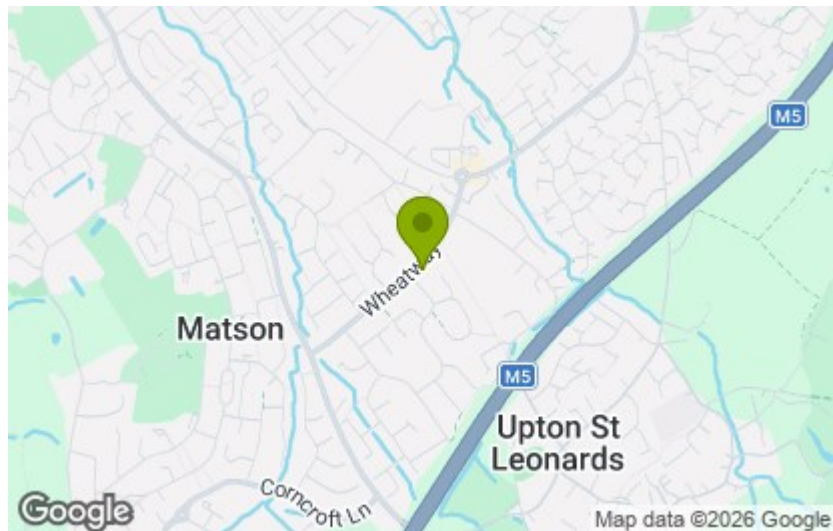
Approx Gross Internal Area
122 sq m / 1313 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	74	80
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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.

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