



**R B WALTERS**  
ESTATE AGENTS



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*Druids Oak, Quedgeley, Gloucester,  
Gloucestershire, GL2 4YT.*

*£325,000*

Exceptionally well presented and extended family home in a cul-de-sac location offering superb living space with 25ft open plan kitchen/diner, living room and separate office/study.

Located within walking distance of Severn Vale school this 2-storey extended end terrace home provides excellent living space and flexibility and is ideal for anyone needing generous bedroom sizes and family living space.

The ground floor has a superb open plan kitchen/diner with a modern contemporary finish, separate living area and a further room ideal for use as an office/study or games/play room. There is also a ground floor WC. Upstairs there are four bedrooms, 3 of which are doubles and a family bathroom. To the front of the property there is off road parking for 2 cars and there is an enclosed rear garden.

The property is ideally situated close to schools of all ages, major supermarkets, doctors and dentists and also provides good access to the M5 motorway, city centre, train station and hospital.

## Services

Mains Gas Central Heating, Electric, Mains Water and Drainage, Broadband Available.

### *Entrance Hall*

### *Cloakroom*

4' 9" x 3' 3" (1.45m x 0.99m)

### *Kitchen/Diner*

25' 1" x 11' 9" (7.64m x 3.58m)

### *Lounge*

16' 1" x 10' 3" (4.90m x 3.12m)

### *Study/Office*

11' 6" x 8' 1" (3.50m x 2.46m)

### *First Floor Landing*

### *Bedroom*

13' 7" x 10' 0" (4.14m x 3.05m)

### *Bedroom*

11' 1" x 10' 8" (3.38m x 3.25m)





*Bedroom*  
9' 5" x 8' 9" (2.87m x 2.66m)

*Bedroom*  
10' 9" x 6' 9" (3.27m x 2.06m)

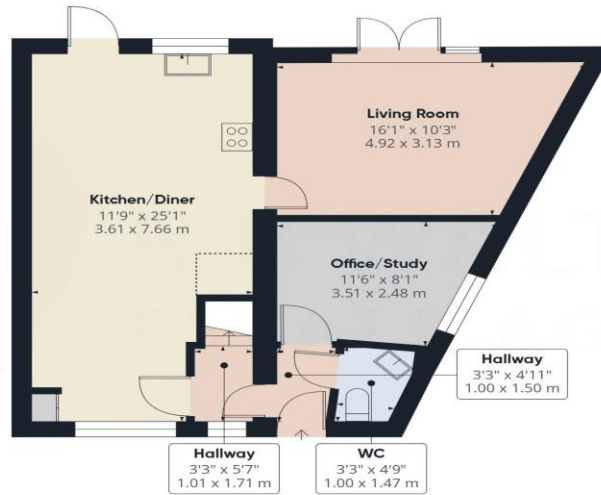
*Bathroom*  
8' 1" x 6' 10" (2.46m x 2.08m)

*Outside*

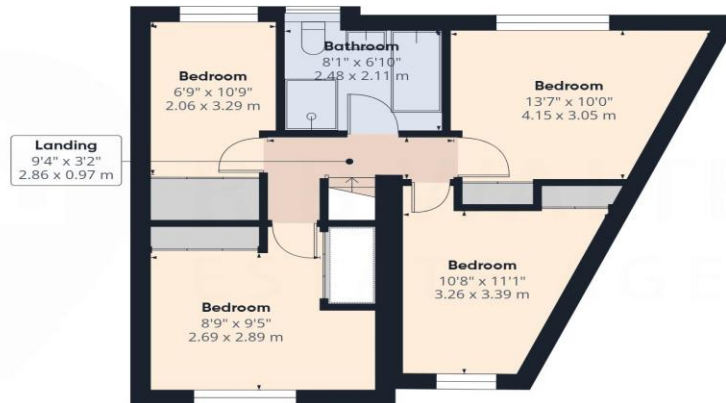
*Parking for Two Cars*

*Rear Garden*





Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**

1078 ft<sup>2</sup>  
100.3 m<sup>2</sup>

**Reduced headroom**

8 ft<sup>2</sup>  
0.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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