Murdock & Wasley
ESTATE AGENTS

32c Coltishall Close

Quedgeley, Gloucester, GL2 4RQ

£315,000

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Murdock & Wasley Estate Agents are delighted to present this well-priced and generously proportioned four-bedroom detached family home, ideally situated within a quiet and popular residential area of Quedgeley.
Arranged over three floors, the property offers excellent living space, making it perfect for growing families. The ground floor comprises an entrance hallway, a comfortable lounge, and a spacious open-plan kitchen/diner—ideal for modern living and entertaining.
To the first floor are three well-sized bedrooms (bedrooms two, three, and four) along with the main family bathroom. The top floor is dedicated to the impressive bedroom, which benefits from its own en-suite shower room.
Externally, the property features an enclosed rear garden with gated access leading to a garage and additional off-road parking.

Entrance Hallway 7'3 x 6'7 (2.21m x 2.01m)
Approached via Upvc double glazed front door, radiator, laminate flooring, stairs leading to first floor, door to:

Lounge 13'0 x 12'3 (3.96m x 3.73m)
Upvc double glazed windows to front, television point, radiator, power points. Under stairs storage, door through too:

Kitchen/Diner 15'5 x 8'6 (4.70m x 2.59m)
Upvc double glazed windows & french doors to rear, eye & base level units with roll edge work tops, sink/drainer, electric oven with separate induction hob & hood, built in fridge/freezer, plumbing for washing machine & tumble dryer, built in micro wave, partly tiled walls, recessed down lights, radiator, laminate flooring.

First Floor Landing 13'5 x 6'4 (4.09m x 1.93m)
Airing cupboard, radiator, stairs leading to second floor landing, doors to bedrooms 2,3,4 & bathroom.

Bedroom 2 11'1 x 8'9 (3.38m x 2.67m)
Upvc double glazed windows to front, radiator, power points, built in wardrobes.

Bedroom 3 8'9 x 7'9 (2.67m x 2.36m)
Upvc double glazed windows to rear, radiator, power points, built in wardrobes.

Bedroom 4 8'5 x 7'3 (2.57m x 2.21m)
Upvc double glazed windows to rear, radiator, power points.

Bathroom 6'3 x 5'6 (1.91m x 1.68m)
Upvc double glazed frosted window to front, panelled bath with shower over, low level wc & pedestal wash hand basin, tiled walls, tiled flooring, heated towel rail.

Second Floor Landing
Storage space to side, door to:

Bedroom 1 12'0 x 9'5 (3.66m x 2.87m)
Upvc double glazed windows to front, radiator, power points, built in wardrobes. Door to:

En-Suite Shower Room 8'2 x 2'6 (2.49m x 0.76m)
Shower cubicle, low level wc & vanity wash hand basin, extractor fan, recessed down lights.

Rear Garden
An enclosed area which is partly laid to decking with steps leading to a paved area, gated side access.

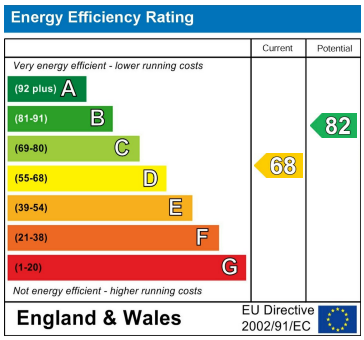
Garage
Up & over door.

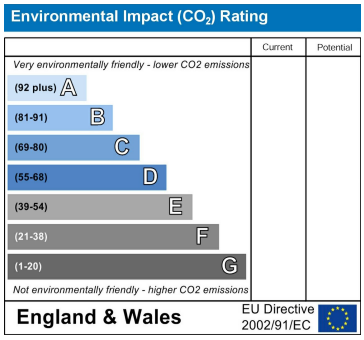
Tenure
Freehold.

Services
Mains water, gas, electricity & drainage.

Local Authority
Gloucester City Council- Band D

Awaiting Vendor Approval
These details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.





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To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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