



## 2 Lyneham Drive

Quedgeley, Gloucester, GL2 2AY

**Offers over £450,000**



Murdock and Wasley are proud to present this five bedroom, detached family home, located in the popular residential area of Kingsway.

A substantial five bedroom detached property located off a private driveway overlooking open greenery. This beautifully presented family home boasts light and spacious accommodation over three floors offering a flexible layout throughout.

The home comprises of, Kitchen Diner, Lounge, WC, Three bedrooms on the first floor with two en suites and two bedrooms on the second floor with the family bathroom.

This property boasts a low maintenance, enclosed rear garden, as well as detached double garage and off road parking for several vehicles.



### Entrance Hall

Accessed via a double glazed composite front door, powerpoints, doors leading to lounge, kitchen diner and storage cupboard, stairs leading to the first floor.

### WC

Low Level WC, Pedestal hand wash basin, radiator, partly tiled walls, frosted UPVC Double glazed window.

### Kitchen Diner

Range of base, drawer and wall mounted units, one and a half bowl sink unit with mixer tap over. Appliance points, power points, radiator, eye level double oven, four ring gas hob with extractor hood over, space for dishwasher and space for American fridge freezer, tiled floor, two UPVC double glazed windows with front and rear aspect, door leading to utility room.

### Utility

Range of base, drawer and wall mounted units, powerpoints, space for washing machine and tumble drier, Double glazed composite door leading to the rear garden.

### Lounge

Powerpoints, UPVC double glazed window with front aspect, radiator, UPVC Double Glazed patio doors leading to rear garden.

### Bedroom 1

Powerpoints, fitted wardrobes, dual aspect UPVC Double Glazed window, Radiator, door leading to ensuite.

### Ensuite

Suite comprising step in shower cubicle with shower off the mains over, panelled bath with mixer tap over, low level wc, vanity wash hand basin with mixer tap over. Partly tiled walls, radiator, UPVC frosted double glazed window.

### Bedroom 2

Powerpoints, fitted wardrobe, UPVC Double Glazed window, Radiator, door leading to ensuite.

### Ensuite

Suite comprising step in shower cubicle with shower off the mains over, low level wc, vanity wash hand basin with mixer tap over. Partly tiled walls, radiator, UPVC frosted double glazed window.

### Bedroom 5

Powerpoints, radiator, built in storage cupboard, UPVC Double Glazed window.

### Bedroom 3

Powerpoints, two fitted storage cupboards, UPVC Double Glazed window, Radiator.

### Bedroom 4

Powerpoints, fitted storage cupboard, UPVC Double Glazed windows with double aspect, Radiator.

### Bathroom

Suite comprising panelled bath with shower off the mains over, pedestal wash hand basin with mixer tap over, low level wc. Partly tiled walls, heated towel rail, UPVC velux double glazed window.

### Outside

Externally the property offers a generous rear garden, comprising of patio area perfect for outdoor seating and dining, the garden also consists of artificial turfed area which leads onto decking at the rear of the garden.

There is also a detached double garage behind a gated entrance and space to park several vehicles.

### Tenure

Freehold.

### Services

Mains water, gas, electricity & drainage.

### Local Authority

Gloucester City Council.

Council Tax Band: E

### Awaiting Vendor Approval

Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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

10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW email: office@mwea.co.uk

GLoucester 01452 682952 WWW.MWEA.CO.UK

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at 10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW