



## Quinton Naas Lane

Quedgeley, Gloucester, GL2 2SA

**Offers in excess of £575,000**



Murdock & Wasley Estate Agents are delighted to offer for sale this impressive and beautifully extended detached family home, situated on the highly sought-after Naas Lane. The property has been finished to a superb standard, offering stylish, spacious, and highly versatile accommodation throughout.

The ground floor features an inviting entrance hallway, cloakroom, two generous reception rooms, a stunning open-plan kitchen/dining area, and a bright conservatory. Upstairs, you'll find four well-proportioned double bedrooms, including two with en-suite bathrooms.

Externally, the home boasts a low-maintenance rear garden, a garage, and ample driveway parking to the front.



**Entrance Hallway**

Approached via Upvc double glazed front door, radiator, power points, telephone point, central heating thermostat, staircase to first floor with under stairs storage space, storage cupboard, dado rail, coving. Doors lead off:

**Cloakroom**

Low level wc, vanity wash hand basin with mixer tap over and storage below, heated towel rail, tiled walls, tiled flooring, recessed down lights.

**Lounge/ Bedroom**

Power points, tv point, radiator, front aspect upvc double glazed bay window and side aspect upvc double glazed window.

**Family Room**

Power points, two radiators, feature fireplace with exposed brick, recessed downlights, front and rear aspect upvc double glazed window and rear aspect upvc double glazed French doors leading to the garden.

**Open Plan Kitchen/Diner**

Upvc double glazed windows to rear & side, Upvc double glazed door to side, eye & base level units with solid work surfaces, sink/drainage, integrated double electric oven, microwave, fridge & freezer, dishwasher, washing machine, wine cooler & bin. Breakfast bar fitted with electric hob & hood & further storage space beneath, two radiators, power points, cupboard housing combination boiler, television point, sliding doors to:

**Conservatory**

Upvc double glazed sliding doors to rear, Upvc double glazed windows on both sides, two radiators, power points, pvc roof.

**First Floor Landing**

Upvc double glazed window to rear, power points, radiator, doors to all rooms.

**Bedroom 1**

Upvc double glazed doors to rear, television point, power points, storage cupboard, doors to walk in wardrobe & en-suite.

**Walk In Wardrobe**

Recessed down lights, power points, storage space.

**En-Suite**

Upvc frosted double glazed windows to front, corner bath, separate shower cubicle with power shower, low level wc & pedestal wash hand basin, recessed down lights, part tiled walls, extractor fan.

**Bedroom 2**

Upvc double glazed window to side, television point, access to loft via hatch with ladder, door to:

**En-Suite**

Upvc frosted double glazed window to side, shower cubicle, low level wc & pedestal wash hand basin, heated towel rail, tiled flooring, tiled walls, extractor fan, recessed down lights.

**Bedroom 3**

Upvc double glazed box bay window to front, built in wardrobes, radiator, power points, television point.

**Bedroom 4**

Upvc double glazed windows to rear, radiator, power points, built in wardrobes, television point.

**Family Bathroom**

Upvc frosted double glazed windows to front, panelled bath with shower over, low level wc & pedestal wash hand basin, tiled walls, heated towel rail, recessed down lights.

**Rear Garden**

Enclosed area which is partly paved, mainly laid to artificial lawn, gate for side access on both sides of the property, cold water tap, four double electric sockets, door to:

**Garage**

Up & over door, power & lighting.

**Tenure**

Freehold.

**Services**

Mains water, gas, electricity & drainage.

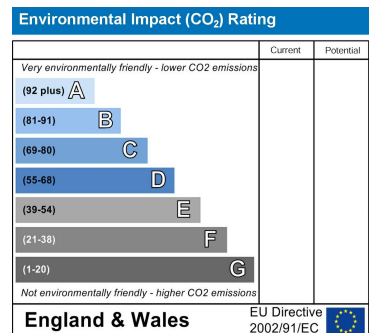
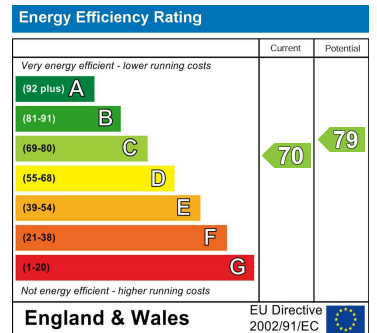
**Local Authority**

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 firm's 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

