Murdock & Wasley
ESTATE AGENTS



13 Brookfield Lane

Churchdown, Gloucester, GL3 2PR

Offers over £425,000

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Murdock And Wasley are proud to present this recently refurbished and extended, four bedroom semi detached bungalow in the popular location of Churchdown.

The property comprises four bedrooms, bathroom and large kitchen/diner/lounge, it also boasts a landscaped, private rear garden with garage and off road parking.

The property is fitted with smart technology throughout, as well as, underfloor heating and benefits from an air source heat pump.

A turn key property that viewing comes highly recommended.







Entrance Hall
Accessed via composite front door LVT flooring, understairs storage cupboard, stairs leading to first floor landing, doors lead to:

Kitchen/Lounge/Diner
Fully redesigned and refitted with high-end, smart-enabled integrated appliances, range of base wall and drawer storage units, Integrated dishwasher, fridge-freezer, and washer-dryer, Multi-function oven (incorporating air-fryer and microwave capabilities), Induction hob with integrated downdraft extractor. Built-in coffee machine and warming drawer, central Island, power points, appliance points, sink unit with mixer tap and dedicated socket installed under the sink ready for an instant boiling water tap. Integrated sockets inside kitchen cabinetry, and an integrated pop up contactless phone charger on the worktop.
Space for sofa, dining table and chairs, Tv point, Fitted large bifold doors opening directly onto the garden, upvc double glazed window with side aspect.

Bedroom One
Power points, fitted wardrobes, LVT flooring, upvc double glazed window with front aspect.

Bedroom Two
Power points, LVT flooring, upvc double glazed window with front aspect.

Bedroom Three
Power points, LVT flooring, upvc double glazed window with side aspect.

Bathroom
Smart Wetroom comprising, Smart-enabled shower (operates manually or via app/presets), LED mirror with integrated demister/defog function and lighting, heated towel rail, in-wall integrated electric toothbrush charger and shaver point. Low level WC, hand wash basin with mixer tap over and storage below, forsted upvc double glazed window.

Bedroom Four
Power points, fitted wardrobes, LVT flooring, upvc double glazed velux windows.

Outside
Externally, the property enjoys an attractive frontage with a generous driveway providing ample off-road parking, complemented by established planted borders and a pathway leading to the entrance.

To the rear is a particularly impressive and well-established garden, featuring a spacious paved patio immediately adjoining the property, ideal for outdoor dining and entertaining. This opens onto a generous lawn surrounded by mature trees, shrubs and planting, creating a pleasant and private setting. Bi-fold doors provide a superb connection between the garden and the contemporary open-plan living accommodation.

The property also boasts, garage, a pond and dedicated play area. Brand-new fencing installed enclosing rear garden areas and allowing extra privacy at the front.

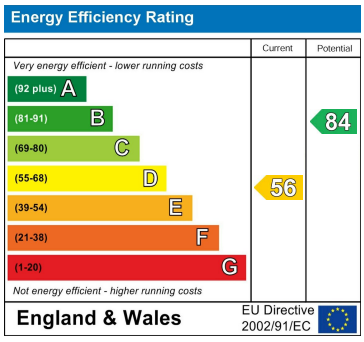
Tenure
Freehold

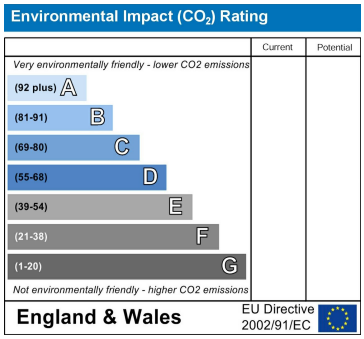
Local Authority
Tewkesbury Borough Council
Council Tax Band D

Services
Mains Gas, Water, Electricity, Drainage, Air Source Heat Pump

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.







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.

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