Murdock & Wasley
ESTATE AGENTS



47 Highclere Road

Quedgeley, Gloucester, GL2 4HD

£425,000

5 2 2

Murdock & Wasley Estate Agents are delighted to introduce this impressive five bedroom detached family home to the market. Situated in a popular and convenient location, the property enjoys close proximity to a range of local amenities, excellent schools and transport links, including easy access to the M5 motorway.

Beautifully presented throughout and thoughtfully extended by the current owners, this property offers spacious and versatile accommodation perfectly suited to modern family living. The well-designed interior boasts generous open plan living space and separate lounge, ideal for both everyday family life and entertaining, alongside five well-proportioned bedrooms, with the master bedroom benefiting from its own en-suite.

Externally, the property continues to impress with a spacious driveway providing ample off-road parking for multiple vehicles, an integral garage and a well-maintained enclosed rear garden, complete with a timber-built summer house for versatile uses.







Entrance Hall
Accessed via composite door, power points, radiator, laminate flooring, stairs to first floor landing, front aspect upvc frosted double glazed window. Door to:

Lounge
Power points, radiator, bespoke fitted media unit, laminate flooring, coving, front aspect upvc double glazed bay window. Opening to:

Kitchen/Diner/Family Area
Range of base, drawer and wall mounted units with feature lighting, laminate worksurfaces, two single sink unit with mixer tap over. Appliance points, power points, eyelevel double oven grill, four ring hob with extractor hood over, integral dishwasher and fridge/freezer, space for washing machine. Two radiators, laminate flooring, inset ceiling spotlights, velux rooflight, rear aspect upvc double glazed window and bi-folding doors leading to the garden.

Cloakroom
Low level wc, wall mounted wash hand basin with mixer tap over, tiled splashback, radiator, laminate flooring, coving.

Hallway
Wall mounted unit, space for tumble dryer, laminate flooring, side aspect upvc double glazed door.

Landing
Power points, radiator, access to loft space, door to airing cupboard, side aspect upvc frosted double glazed window. Doors lead off:

Bedroom One
Power points, radiator, rear aspect upvc double glazed window. Door to:

En-Suite
Suite comprising step in shower cubicle with shower off the mains over, low level wc, wall mounted wash hand basin with mixer tap over. Partly tiled walls, heated towel rail, inset ceiling spotlights, rear aspect upvc frosted double glazed window.

Bedroom Two
Power points, radiator, front aspect upvc double glazed window.

Bedroom Three
Power points, radiator, front aspect upvc double glazed window.

Bedroom Four
Power points, radiator, rear aspect upvc double glazed window.

Bedroom Five
Power points, radiator, front aspect upvc double glazed window.

Bathroom
Suite comprising panelled bath with shower off the mains over, low level wc, pedestal wash hand basin with mixer tap over. Fully tiled walls, heated towel rail, fitted storage cupboards, side aspect upvc frosted double glazed window.

Outside
To the front of the property is a spacious driveway providing ample off-road parking for multiple vehicles, leading to the garage which is accessed via an electric roller door. The garage is equipped with power and lighting and also houses the Worcester combi boiler. A block-paved pathway provides access to the front entrance, whilst a well-established hedge offers a degree of privacy.

Gated side access leads through to the enclosed rear garden.

To the rear of the property is a generously sized, enclosed garden, predominantly laid to lawn with a paved patio area providing an ideal space for outdoor seating and entertaining. The garden further benefits from a timber-built summer house with power and lighting, offering versatile additional space.

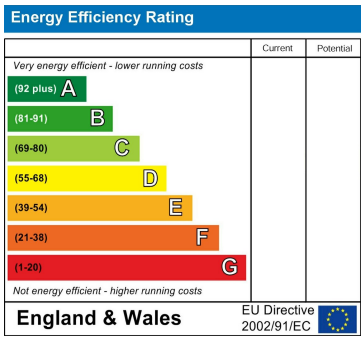
Tenure
Freehold.

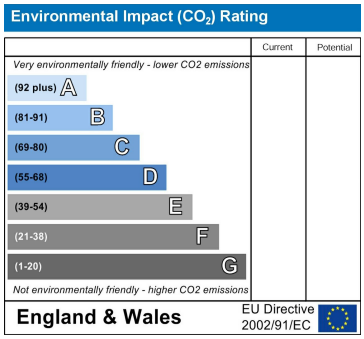
Services
Mains water, drainage, gas and electricity.

Local Authority
Gloucester City Council.
Council Tax 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.







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

rightmove The Property Ombudsman