



**Magnolia Walk, Quedgeley, Gloucester**

Freehold

**£425,000**



**1 Magnolia Walk, Quedgeley,  
Gloucester, Gloucestershire, GL2 4GD**

**£425,000**

Freehold. Council Tax Band D



**4 Bedrooms**



**2 Bathrooms**



**3 Receptions**

#### Features

- \*Upvc Double Glazing
- \* En-Suite To Bedroom One
- \*Conservatory
- \*Gas Central Heating
- \*Off Road Parking & Quarter Garage
- \* Popular Location
- \*Private Enclosed Rear Garden
- \* Energy Rating D

#### Michael Tuck Estate and Letting Agents

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#### The Property

Lovely Four Bedroom Detached Family Home  
Situated In Magnolia Walk, Quedgeley.

This great home is located on a popular, quiet no through road and is within walking distance to a wide range of local amenities. The property in brief comprises of; lounge, dining room, conservatory, kitchen, utility room, cloak room, four bedrooms, family sized bathroom and en-suite to master. Benefits include; quarter garage, enclosed rear garden, gas central heating and off road parking.

We highly advise a viewing of this ideal family home so call us today on 01452 543200.

**Hallway** 5' 0" x 3' 10" (1.52m x 1.17m)

**Living Room** 14' 1" x 10' 8" (4.29m x 3.25m)

**Dining Room** 9' 5" x 9' 1" (2.87m x 2.77m)

**Sunroom** 11' 4" x 9' 3" (3.45m x 2.82m)

**Kitchen** 9' 9" x 8' 1" (2.97m x 2.46m)

**Utility room** 9' 8" x 7' 10" (2.94m x 2.39m)

**WC** 5' 1" x 3' 0" (1.55m x 0.91m)

**Landing** 10' 9" x 3' 0" (3.27m x 0.91m)

**Bathroom** 7' 0" x 5' 8" (2.13m x 1.73m)

**Bedroom One** 12' 3" x 10' 11" (3.73m x 3.32m)

**En-Suite** 5' 1" x 3' 11" (1.55m x 1.19m)

**Bedroom Two** 12' 3" x 8' 2" (3.73m x 2.49m)

**Bedroom Three** 8' 6" x 7' 5" (2.59m x 2.26m)

**Bedroom Four** 8' 7" x 7' 9" (2.61m x 2.36m)

#### Rear Garden

#### Driveway & Quarter Garage

#### Additional Information provided by vendor:

##### Utilities

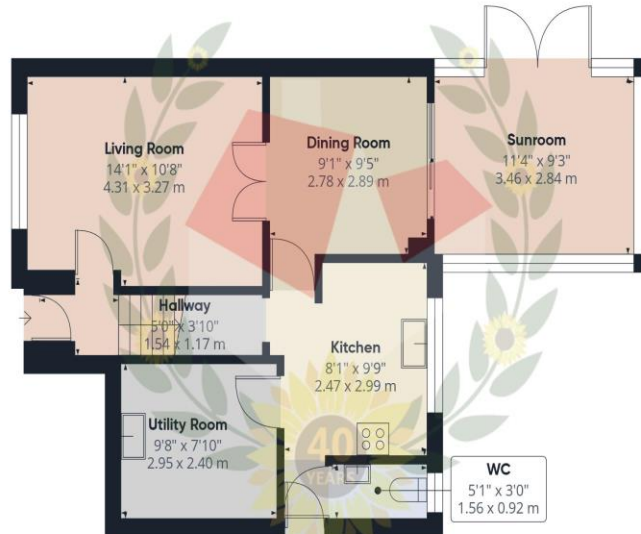
- Electricity – mains
- Gas – mains
- Water – mains
- Sewerage – mains
- Broadband – Copper Wire



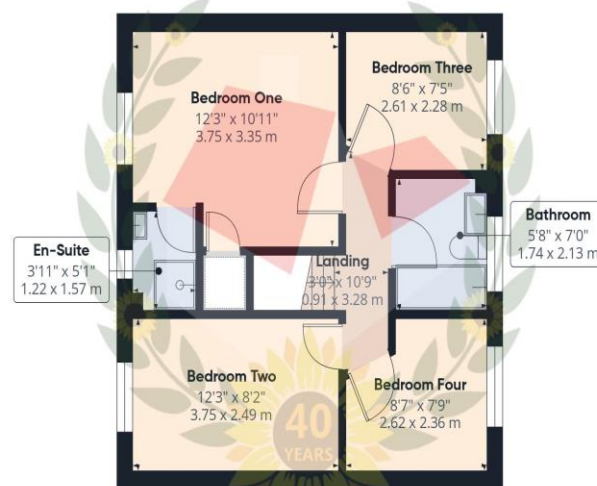








Ground Floor



**FOR ILLUSTRATIVE PURPOSES ONLY – NOT TO SCALE**

The position and size of doors, windows, appliances, and other features are approximate only.  
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**Approximate total area<sup>(1)</sup>**  
1018 ft<sup>2</sup>  
94.6 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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