



1 Magnolia Walk, Quedgeley

Gloucester

In Excess of **£415,000**

1 Magnolia Walk

Quedgeley, Gloucester

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; Entrance hall, lounge, dining room, conservatory, kitchen, utility room, cloak room, four bedrooms, family bathroom and en-suite to bedroom one.

Benefits include; quarter garage, enclosed rear garden, gas central heating and off road parking.

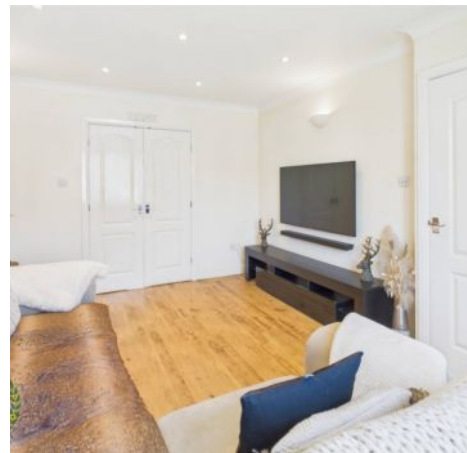
We highly advise a viewing of this ideal family home so call us today on 01452 543200.

Council Tax band: TBD

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

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



Hallway

Dimensions: 5' 0" x 3' 10" (1.52m x 1.17m).

Living Room

Dimensions: 14' 1" x 10' 8" (4.29m x 3.25m).

Dining Room

Dimensions: 9' 5" x 9' 1" (2.87m x 2.77m).

Sunroom

Dimensions: 11' 4" x 9' 3" (3.45m x 2.82m).

Kitchen

Dimensions: 9' 9" x 8' 1" (2.97m x 2.46m).

Utility room

Dimensions: 9' 8" x 7' 10" (2.94m x 2.39m).

WC

Dimensions: 5' 1" x 3' 0" (1.55m x 0.91m).

Landing

Dimensions: 10' 9" x 3' 0" (3.27m x 0.91m).

Bathroom

Dimensions: 7' 0" x 5' 8" (2.13m x 1.73m).

Bedroom One

Dimensions: 12' 3" x 10' 11" (3.73m x 3.32m).

En-Suite

Dimensions: 5' 1" x 3' 11" (1.55m x 1.19m).

Bedroom Two

Dimensions: 12' 3" x 8' 2" (3.73m x 2.49m).

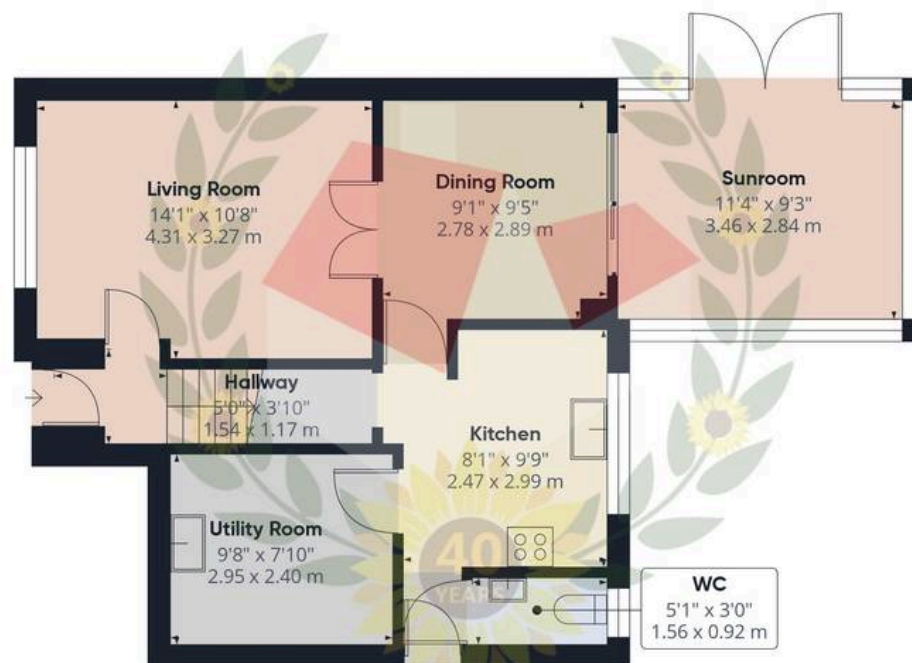
Bedroom Three

Dimensions: 8' 6" x 7' 5" (2.59m x 2.26m).

Bedroom Four

Dimensions: 8' 7" x 7' 9" (2.61m x 2.36m).

Rear Garden**Driveway & Quarter Garage**

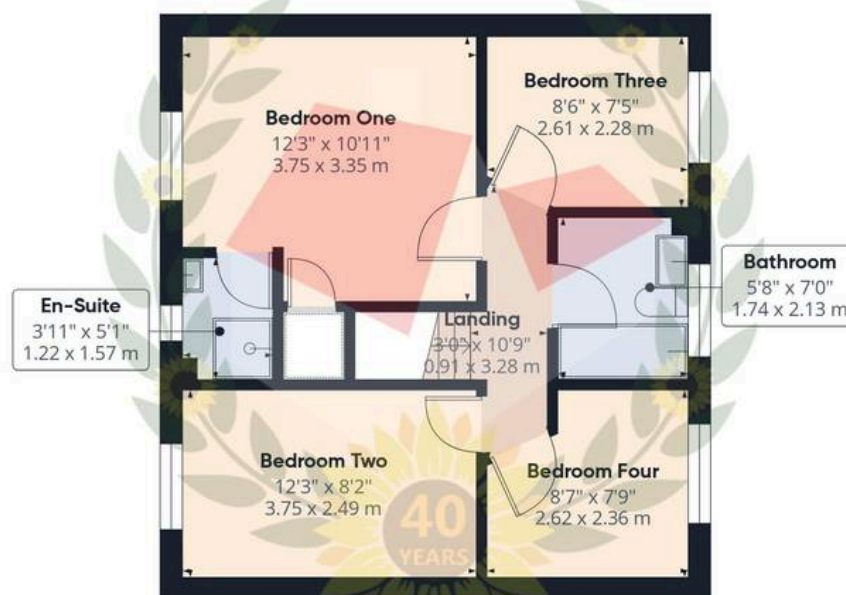


Ground Floor

Approximate total area⁽¹⁾

1018 ft²

94.6 m²



Floor 1

(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.

GIRAFFE360



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