



**MICHAEL TUCK**  
ESTATE & LETTING AGENTS



 **1 Farnborough Close Kingsway, Quedgeley**

Gloucester

Offers Over **£425,000**



# 1 Farnborough Close Kingsway

Kingsway, Gloucester

Welcome to this spacious double fronted detached family home located on Farnborough Close, Kingsway. With four reception rooms perfect for entertaining, this property boasts two en-suites, a family bathroom, and a double garage with a generous driveway. The four double bedrooms feature ample space for any growing family, while the large rear garden offers a lovely outdoor retreat.

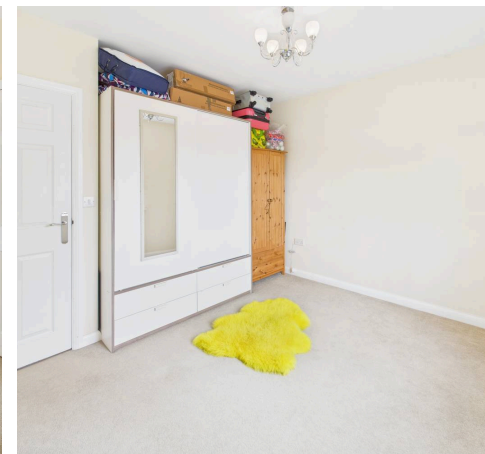
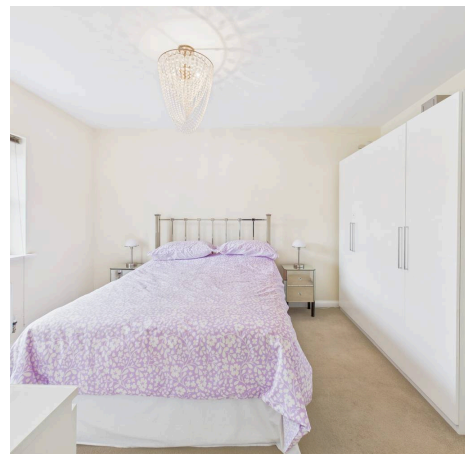
Step outside and embrace the wonderful outdoor space this property has to offer. With a larger than average garden providing a perfect spot for gatherings or afternoon relaxation, there is ample opportunity for outdoor enjoyment. Whether landscaping, gardening, or simply basking in the fresh air, this property's outdoor area is waiting to become your personal oasis.  
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

- Upvc Double Glazing
- Four Reception Rooms
- Two En-Suites & Family Bathroom
- Double Garage & Driveway
- Four Double Bedrooms
- Ideal Family Home
- Large Rear Garden
- Gas Central Heating
- Double Fronted



**Hallway**

14' 5" x 11' 1" (4.39m x 3.38m)

**Sitting Room**

11' 2" x 9' 10" (3.40m x 3.00m)

**Study**

11' 3" x 9' 9" (3.43m x 2.97m)

**Living Room**

15' 5" x 11' 4" (4.69m x 3.45m)

**Kitchen/Diner**

15' 5" x 11' 3" (4.71m x 3.42m)

**Utility Room**

6' 7" x 6' 5" (2.01m x 1.95m)

**WC**

5' 7" x 4' 2" (1.69m x 1.27m)

**Landing**

15' 5" x 7' 7" (4.70m x 2.30m)

**Family Bathroom**

7' 1" x 6' 6" (2.15m x 1.97m)

**Bedroom One**

13' 2" x 11' 2" (4.01m x 3.41m)

**En-Suite**

8' 2" x 5' 8" (2.49m x 1.73m)

**Bedroom Two**

11' 5" x 11' 5" (3.47m x 3.47m)

**En-Suite**

6' 6" x 5' 6" (1.97m x 1.67m)

**Bedroom Three**

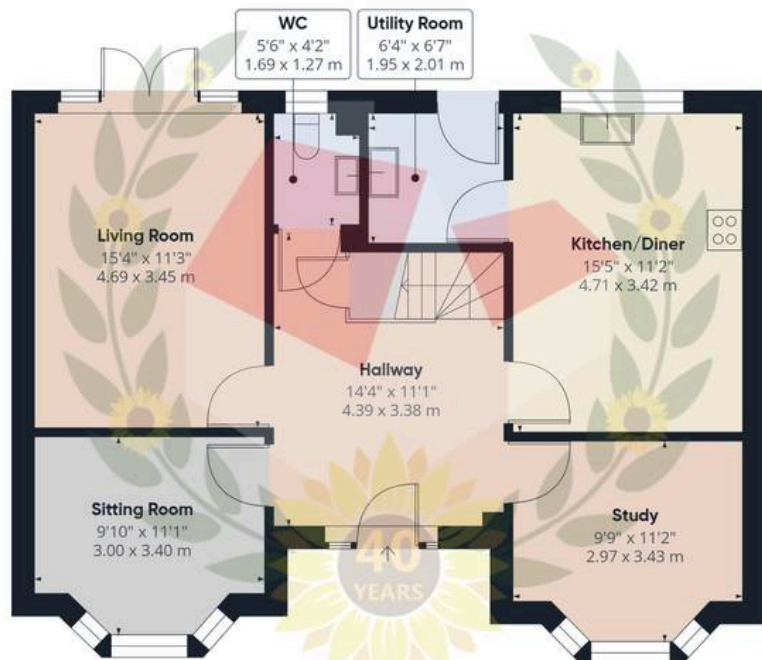
11' 3" x 10' 4" (3.42m x 3.15m)

**Bedroom Four**

10' 2" x 9' 9" (3.11m x 2.97m)







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area<sup>(1)</sup>

1813 ft<sup>2</sup>

168.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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