



 1 Moselle Drive, Churchdown – GL3 2RX

Gloucester

Guide Price £365,000



# 1 Moselle Drive

Churchdown, Gloucester

Spacious Three Bedroom Detached Family Home  
Located in the Sought-After area of Churchdown,  
Gloucester.

Situated in the highly desirable area of Churchdown,  
this attractive three-bedroom detached family  
home offers generous and versatile  
accommodation, ideal for modern family living.

The ground floor features three reception rooms,  
providing flexible space for living, dining,  
entertaining or home working. Additional benefits  
include a downstairs cloakroom, a well-appointed  
kitchen, and a bright conservatory overlooking the  
rear garden.

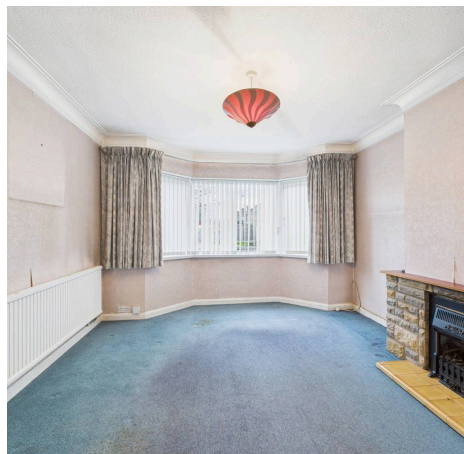
Upstairs, the property offers three well-proportioned  
bedrooms served by a four-piece suite family  
bathroom.

Externally, the home enjoys a generous enclosed  
rear garden, ideal for families and outdoor  
entertaining. Further advantages include a garage  
and off-road parking.

The property is conveniently located close to well-  
regarded schools and offers excellent motorway  
access, making it ideal for commuters, while local  
amenities and transport links are easily accessible.

Council Tax band: D

Tenure: Freehold





**Entrance Hall**

**Cloakroom**

**Lounge**

13' 0" x 11' 7" (3.96m x 3.53m)

**Dining Room**

13' 4" x 9' 4" (4.06m x 2.85m)

**Kitchen**

10' 3" x 8' 4" (3.12m x 2.54m)

**Utility Room**

11' 8" x 8' 6" (3.56m x 2.59m)

**Conservatory**

10' 9" x 9' 7" (3.28m x 2.92m)

**First Floor Landing**

**Bedroom 1**

13' 10" x 10' 5" (4.22m x 3.18m)

**Bedroom 2**

12' 9" x 9' 5" (3.89m x 2.87m)

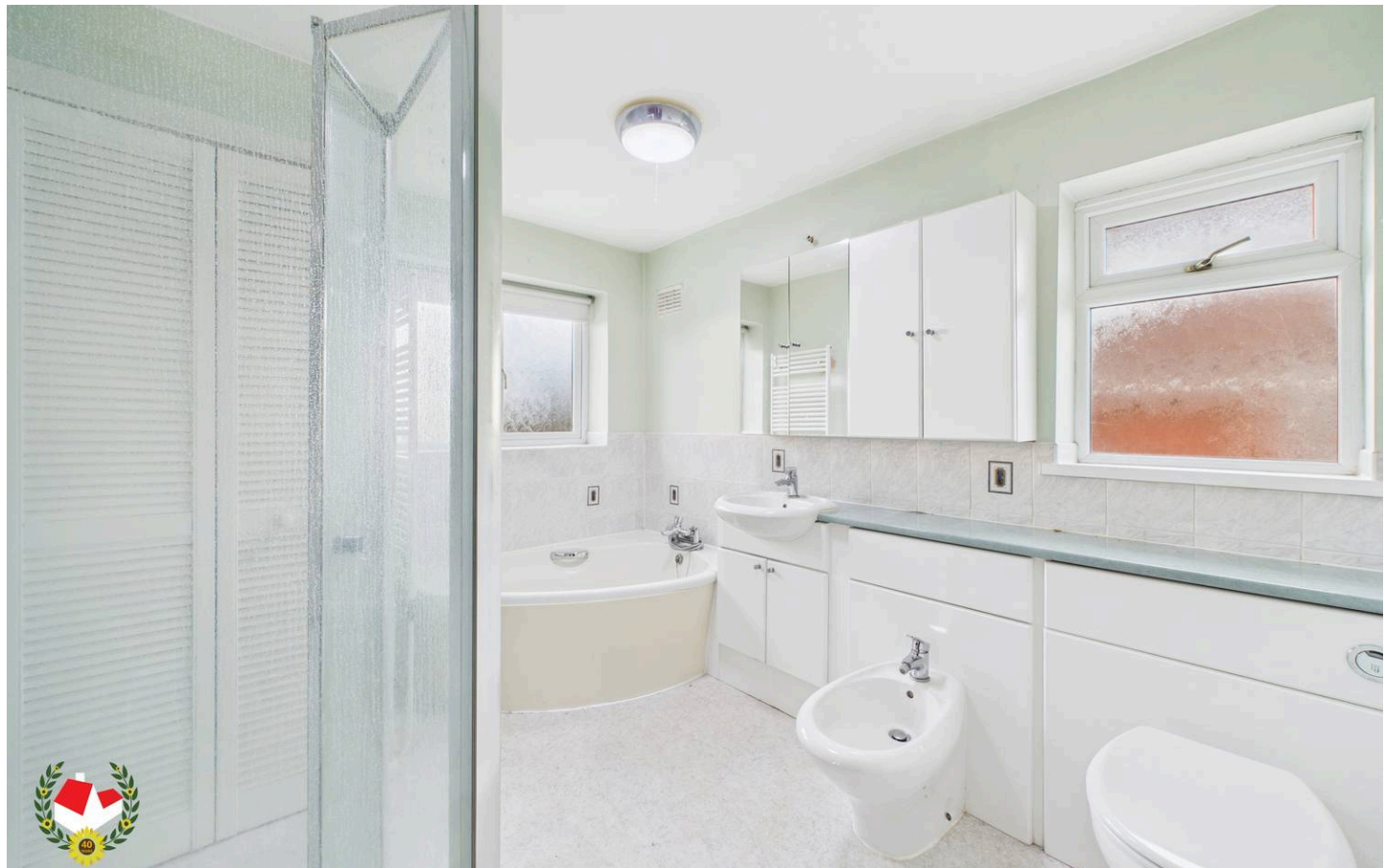
**Bedroom 3**

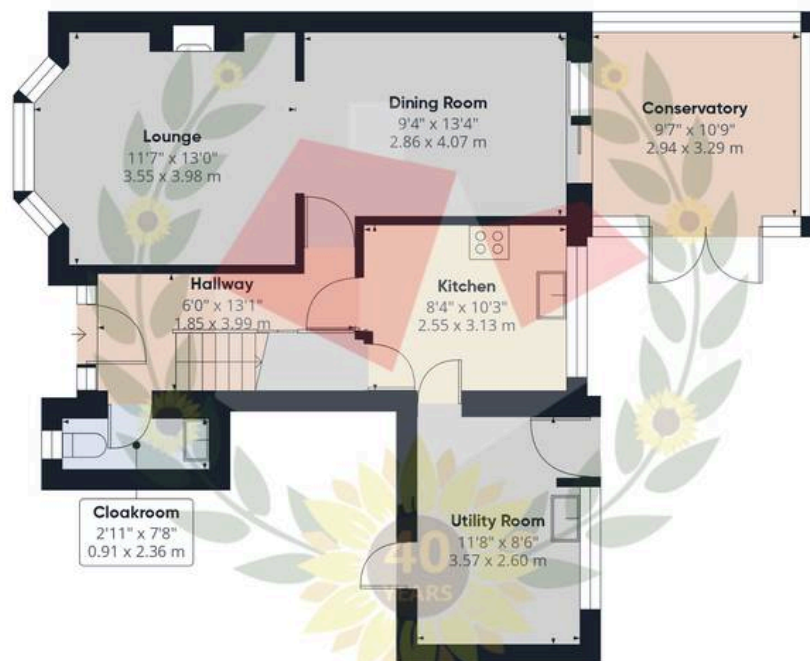
8' 8" x 7' 5" (2.64m x 2.26m)

**Bathroom**

10' 1" x 8' 4" (3.07m x 2.54m)

**Garage**



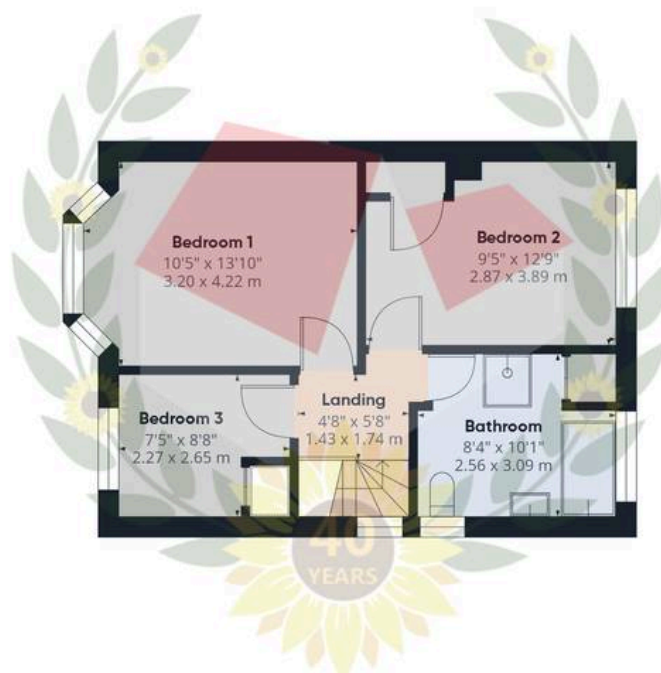


**Ground Floor**

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

1101 ft<sup>2</sup>

102.3 m<sup>2</sup>



**Floor 1**

(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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