



**MICHAEL TUCK**  
ESTATE & LETTING AGENTS



**13 Water Wheel Close, Quedgeley**

Gloucester

Offers Over **£450,000**

# 13 Water Wheel Close

Quedgeley, Gloucester

Immaculate Four Bedroom Detached Family Home Situated In Water Wheel Close, 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.

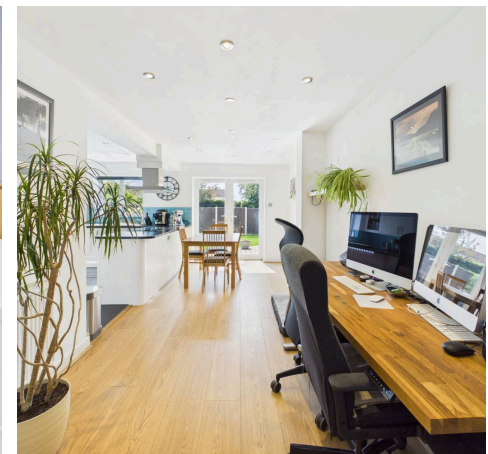
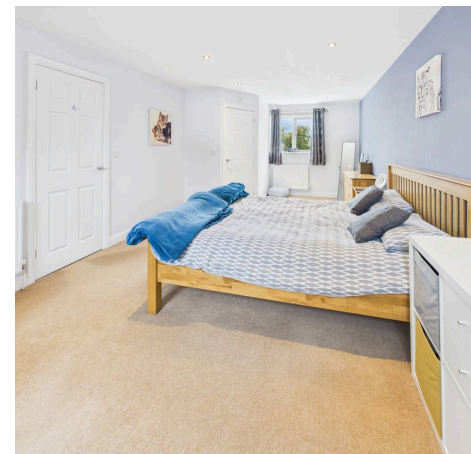
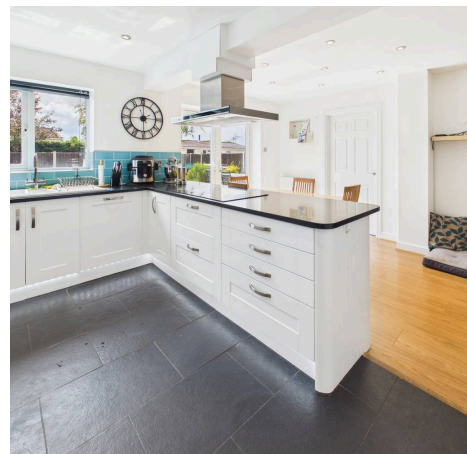
Downstairs comprises of; Entrance hall, wc, lounge, large kitchen/diner, utility room & office.

Upstairs offers; Three DOUBLE bedrooms, one single bedroom, en-suite & family bathroom.

Added incentives include; upvc double glazing, owned solar panels, EV charging point, gas central heating, private & enclosed rear garden, garage & parking!

Property for sale through Michael Tuck Estate Agents. Potential rental value of £1700pcm, please contact Michael Tuck Lettings in Quedgeley for more details.

- Large Kitchen/ Dining Room
- En-suite, Family Bathroom & Wc
- 6KW Solar Panels, Ev Charging Point & 45KWH House Battery
- Garage
- Three Reception Rooms
- Utility Room
- Immaculate Throughout
- Gas Central Heating & Upvc Double Glazing
- Private & Enclosed Rear Garden
- Energy Rating C



**Entrance Hall**

4' 0" x 3' 3" (1.22m x 1.00m)

**Wc**

4' 8" x 4' 0" (1.41m x 1.22m)

**Living Room**

17' 3" x 12' 0" (5.26m x 3.66m)

**Dining Area**

8' 7" x 8' 5" (2.61m x 2.56m)

**Kitchen**

17' 7" x 12' 6" (5.37m x 3.81m)

**Office/Study**

12' 2" x 8' 8" (3.70m x 2.65m)

**Landing**

8' 6" x 4' 11" (2.60m x 1.50m)

**Bedroom One**

23' 9" x 11' 3" (7.23m x 3.44m)

**En-suite**

7' 3" x 4' 7" (2.22m x 1.39m)

**Bedroom Two**

18' 1" x 10' 10" (5.51m x 3.29m)

**Bedroom Three**

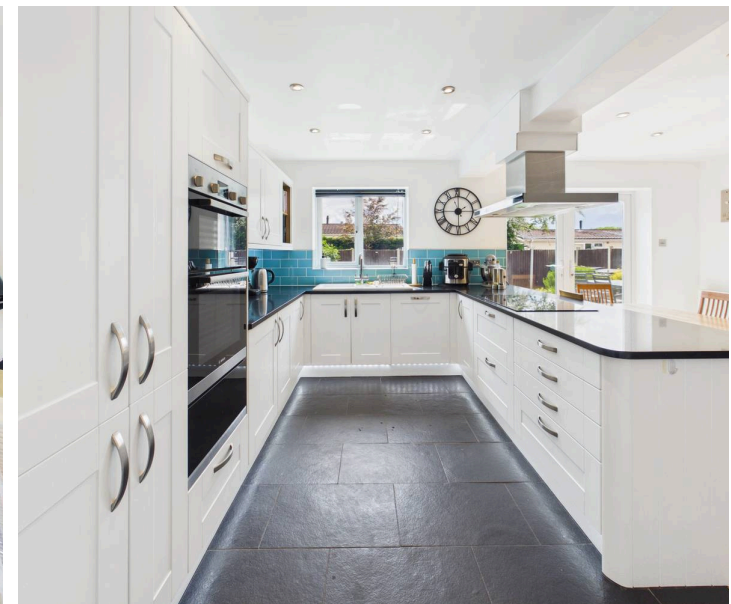
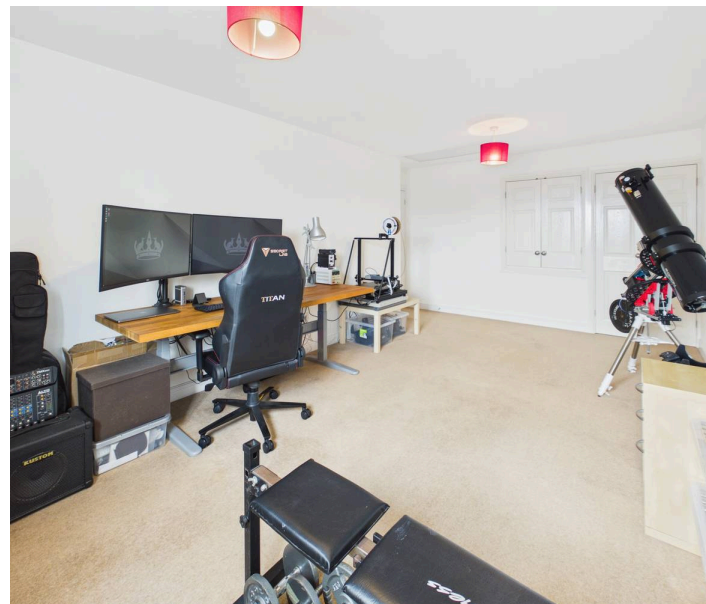
11' 11" x 10' 5" (3.64m x 3.18m)

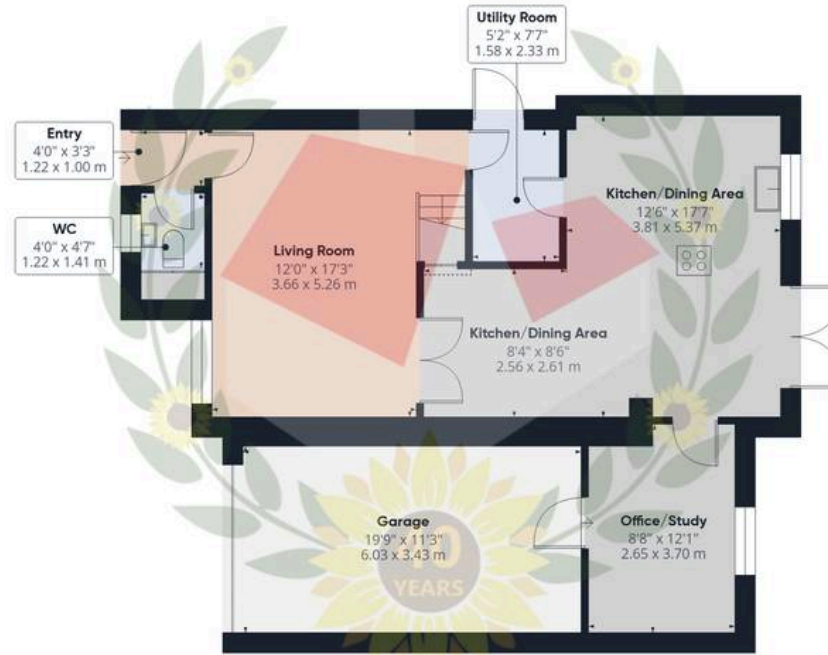
**Bedroom Four**

8' 11" x 6' 8" (2.72m x 2.04m)

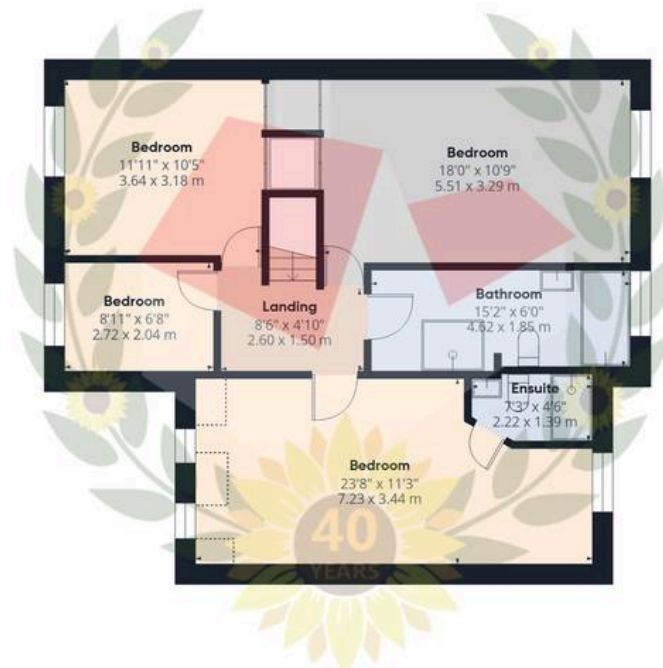
**Bathroom**

15' 2" x 6' 1" (4.62m x 1.85m)





Ground Floor



Floor 1



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

1737 ft<sup>2</sup>

161.4 m<sup>2</sup>

**Reduced headroom**

14 ft<sup>2</sup>

1.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

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

GIRAFFE360



## Michael Tuck Quedgeley

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