



Churchdown

01684 293246



1 Parton Drive, Churchdown, Glos, GL50 3GE

Situated within a private no through road, within walking distance of the excellent amenities offered by the village of Churchdown, this is a lovely detached property.

Built in the 1960s and having been the subject of improvements over the years, now the chalet bungalow offers beautifully light and spacious accommodation and a large and private south facing rear garden.

Internally the property briefly comprises of a dual aspect lounge with views over the garden and an ornamental fireplace with inset gas fire. Also at the rear of the property there is a modern kitchen with archway through to the dining room and family room, benefitting from patio doors out to the garden.

The kitchen is fitted with a range of wall and base units with the benefit of an integrated gas hob, electric oven and extractor.

Off the kitchen there is a large utility room, again benefitting from wall and base units with plumbing for a washing machine and sink unit.

A further door off the kitchen leads to the rear lobby giving access to a wc; large store cupboard and to the rear garden.



At the front of the property there are two double bedrooms and a modern bathroom.

The bathroom is fitted with a white suite comprising of a vanity unit with inset sink unit, low level wc and panel bath with shower over.

Stairs from the spacious hallway lead to the first floor and a further double bedroom which has the opportunity to create an ensuite. It also has doors leading into useful attic storage.

The property has the benefit of gas central heating and upvc double glazed windows and doors.

Outside the rear garden is delightful. Facing south and being large it is planted with a range of mature shrubs and trees with expansive lawns, patio areas, three garden sheds, greenhouse and fruit trees. There is gated side access to the front garden and a further lawn area with mature trees, ample driveway parking and access to the single garage.

Churchdown is a large village benefitting from a wide range of shops, medical facilities, schools, churches, sports and leisure facilities and excellent public transport links to the neighbouring towns and city of Gloucester.



Ground Floor

Entrance Porch
 Entrance Hall
 Lounge 13'10"x11'10"
 Dining/family Room 17'10"x10'10" Max
 Kitchen 12'11"x9'10"
 Utility Room 8'5"x7'4"
 WC 4'9"x4'

Bedroom 1 13'0"x11'10"
 Bedroom 2 13'8"x9'11"
 Bathroom 7'6"x5'6"

First Floor

Bedroom 3 15'10"x11'11" max (8'10" min)
 Potential ensuite 4'1"x3'10"

Outside

Single Garage
 3 Garden Sheds
 Greenhouse

Tewkesbury Borough Council Tax Band E

EPC to be
 commissioned

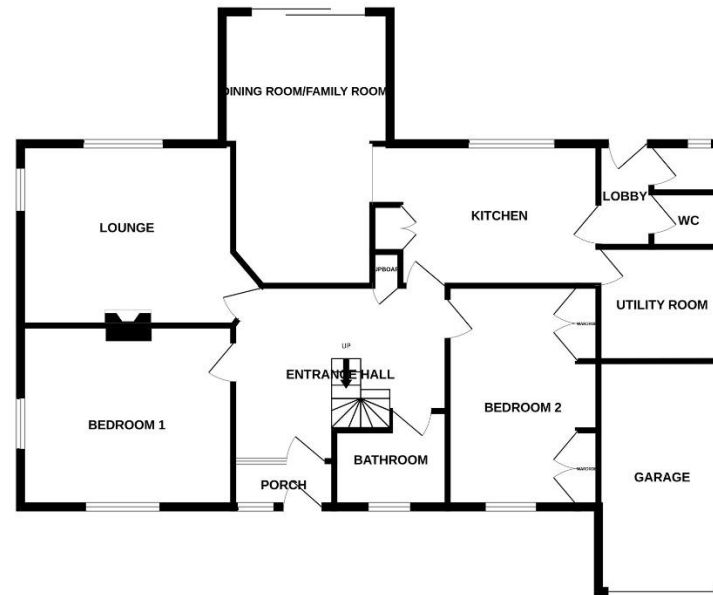
Guide Price £495,000

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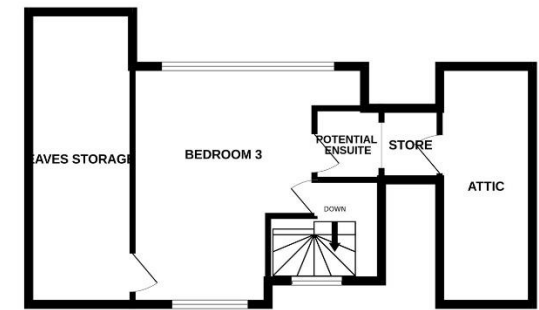
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GROUND FLOOR



1ST FLOOR



This floorplan is provided for guidance only as an approximate layout of the property and should not be relied upon as a statement of fact.



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