Murdock & Wasley
ESTATE AGENTS



37 Woodland Green

Upton St. Leonards, Gloucester, GL4 8BD

Offers over £375,000

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Murdock & Wasley Estate Agents are delighted to welcome to the market this beautifully presented and thoughtfully extended three-bedroom semi-detached family home, situated in the ever-popular Woodland Green.

Modernised and enhanced by the current owners, the property offers stylish, contemporary living throughout and is perfectly suited to modern family life. The heart of the home is the impressive extended ground floor, providing bright and spacious open-plan living with high-quality finishes and excellent entertaining space.
Upstairs, the property offers three well-proportioned bedrooms, all served by a modern family bathroom.

Externally, the home continues to impress with a beautifully landscaped rear garden, thoughtfully designed to provide a low-maintenance yet inviting space. To the front, a generous driveway provides ample off-road parking for several vehicles and leads to the attached garage.







Porch
Accessed via upvc double glazed doors, double aspect upvc windows with front and side aspect, wooden doors leading to entrance hall.

Hallway
Power points, radiator, stairs leading to first floor, doors leading to:

Lounge
Tv point, power points, Electric Fireplace, Radiator, upvc double glazed window with front aspect.

Kitchen Diner
A bright and spacious kitchen/diner featuring UPVC double glazed windows to the rear. Fitted with a range of eye and base level units, one and a half bowl sink with drainer, electric double oven with separate electric hob and extractor hood, space for fridge/freezer, and space for additional appliances. Finished upvc Velux window, recessed downlights, radiator, appliance points, power points, partly tiled walls, space for sofa and dining table. Door leading to utility room and office.

Sunroom
Power points, Tiled Flooring, Fan ceiling light, upvc double glazed patio doors leading to rear garden, upvc double glazed windows with rear aspect.

Office
Power points, Radiator, built in storage cupboard, door leading to garage. Inset ceiling spotlights, upvc double glazed velux window.

Utllity Room
Range of base and wall mounted units, sink unit with drainer and mixer tap over. Appliance points, power points, towel rail, space for washing machine, tumble drier and under counter fridge. Door leading to wc, upvc double glazed door leading to rear garden, upvc double glazed window with rear aspect.

WC
Low level WC, hand wash basin with dual taps over, tiled walls, extractor fan.

Bedroom One
Tv point, power points, radiator, built in wardrobes, upvc double glazed window with rear aspect.

Bedroom Two
Tv point, power points, radiator upvc double glazed window with front aspect.

Bedroom Three
Tv point, power points, radiator upvc double glazed window with front aspect.

Bathroom
Suite comprising walk in shower cubicle with shower off the mains over, Low level wc, Vanity unit hand wash basin with storage below and mixer taps over, LVT flooring, tiled walls, heated towel rail, frosted upvc double glazed window with rear aspect.

Outside
The rear garden is a real highlight of the property, offering a private and low-maintenance outdoor space with a large artificial lawn, contemporary paved seating areas and well-stocked raised flower beds that provide colour throughout the seasons. A charming conservatory opens seamlessly onto the garden, creating the perfect connection between indoor and outdoor living, while the spacious patio areas offer ample room for al fresco dining, summer barbecues and entertaining family and friends.

The property enjoys an attractive frontage, set back from the road with a generous driveway providing ample off-road parking for several vehicles and access to the integral garage. A neatly maintained lawn and well-presented brick façade create excellent kerb appeal, while the smart entrance porch and mature bay window add character and charm to the home's exterior.

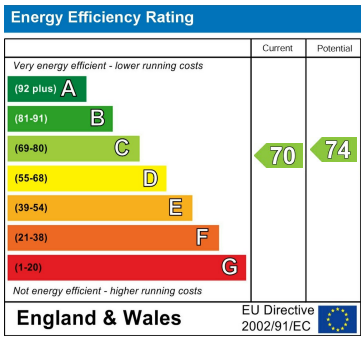
Tenure
Freehold

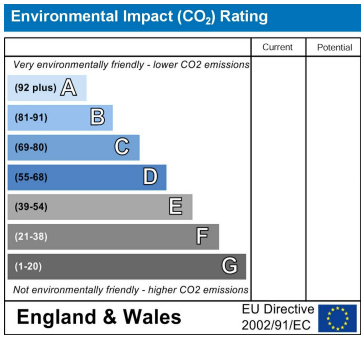
Serivces
Mains water, drainage, electricity and gas.

Local Authority
Stroud District Council
Council Tax Band C

Awaiting Vendor Approval
These details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.







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To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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