Murdock & Wasley
ESTATE AGENTS



24 Quail Close

Barnwood, Gloucester, GL4 3EY

£595,000

5 | 2 | 2 | D

We are delighted to welcome to the open market this beautifully presented, spacious and versatile five bedroom detached family home, tucked away within a highly sought-after and peaceful cul-de-sac.
Perfectly suited for growing families in search of their forever home, the property offers an excellent balance of space and functionality throughout. The ground floor comprises a welcoming entrance hallway, cloakroom, lounge, and a superb open-plan kitchen/diner, complemented by a useful utility room.
Upstairs, the home continues to impress with five bedrooms, including a master bedroom with en-suite, alongside a family bathroom.
Externally, the property enjoys an enclosed rear garden, ideal for both relaxing and entertaining. To the front, there is a double garage and driveway, providing ample off-road parking.







Entrance Hallway
Accessed via double glazed front door, radiator, laminate wooden flooring, stairs leading to first floor with under stairs storage space, doors leading to cloakroom, lounge & kitchen/diner.

Cloakroom
Upvc frosted double glazed window to front, low level wc & pedestal wash hand basin, partly tiled walls, heated towel rail, laminate wood flooring.

Lounge
Upvc double glazed box bay window to front, television point, radiator, power points, feature fire place. Door through to dining area.

Open Plan Kitchen/Diner

Kitchen
Upvc double glazed windows to rear, eye & base level units with roll edge work tops, electric double oven with separate gas hob & hood, built in appliances such as fridge, freezer, dishwasher & microwave, partly tiled walls, recessed down lights, power points, opening into dining area & door to utility room.

Dining Area
Upvc double glazed french doors to rear, radiator, power points, recessed down lights.

Utility Room
Upvc double glazed windows to rear & single door to side, eye & base level units with roll edge work tops, sink/drainer, plumbing for washing machine, radiator, partly tiled walls, cupboard housing combination boiler. Door to garage.

First Floor Landing
Airing cupboard, doors leading to all rooms.

Bedroom 1
Upvc double glazed windows to front, radiator, power points, built in wardrobes.

Bedroom 2
Upvc double glazed box bay window to front, radiator, power points, built in wardrobes. Door to en-suite bathroom.

En-Suite
Upvc frosted double glazed to side, shower cubicle, low level wc & pedestal wash hand basin, heated towel rail, tiled walls, tiled flooring.

Bedroom 3
Upvc double glazed windows to rear, radiator, power points.

Bedroom 4
Two Upvc double glazed windows to rear, radiator, power points.

Bedroom 5
Upvc double glazed windows to front, radiator, power points.

Bathroom
Upvc frosted double glazed windows to side, panelled bath with shower over, low level wc & pedestal wash hand basin, shaver point, tiled walls, heated towel rail.

Rear Garden
A fantastic size garden which is partly paved, mainly laid to lawn, gated side access & a cold water tap.

Double Garage
Up & over doors with power & lighting.

Tenure
Freehold.

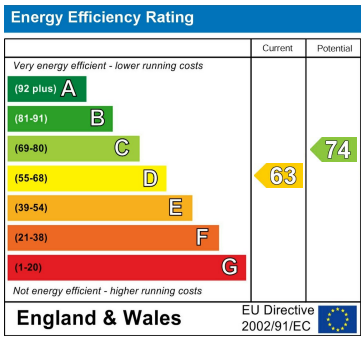
Services
Mains water, gas, electricity & drainage.

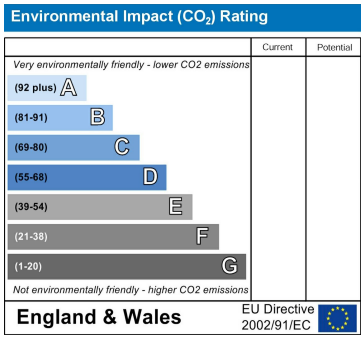
Local Authority
Gloucester City Council- Band F

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

Agents Note
Please note we are currently waiting for probate to arrive. It has been applied for.







These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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

10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW email:office@mwea.co.uk

GLOUCESTER **01452 682952** **WWW.MWEA.CO.UK**

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at 10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW

rightmove The Property Ombudsman