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31 Melville Road Churchdown, Gloucester GL3 2RE

- Extended and Well Presented Semi
- Further F.F Bedrooms (12', 11, 9')
- Two Sizeable 12' Reception Rooms
- Re-fitted 1st Floor Bathroom Suite
- Re-fitted 16' Kitchen and 13' Utility.
- Recently Re-surfaced Drive (3-4)
- G.F Annex / Bed 4 with Bathroom
- Landscaped, Easy Care Garden

£300,000

Churchdown for Immaculate Extended Semi Detached with Genuine 1150 Sq. ft of Immaculate Accommodation...

The Recent Ground Floor Annex Extension (with Bathroom) Creates Genuine Fourth Bedroom or Third Reception – It's Flexible...

Also, Modern Double Glazing, Central Heating, Solar Panels, Re-fitted Kitchen & Bathroom – Large Drive & Low Maintenance Landscaped Garden!

ENTRANCE AREA

Covered porch with lighting. Part glazed front door to...

ENTRANCE HALL

14' 7" x 6' 3" (4.44m x 1.90m)

Ceramic tile flooring, single panel radiator, power points, pendant light point. Stairway rising to first floor plus access to understairs storage. Cupboard housing electrical consumer unit and solar panel connection. Doors to each reception and open doorway to fitted kitchen.

SITTING ROOM

11' 9" x 11' 6" (3.58m x 3.50m)

Focal point contemporary style log & flame effect fireplace. Front aspect double glazed bay window, double panel radiator, power points, 'Virgin Media' port, pendant light point. Open arch to...

DINING AREA

12' 5" x 10' 3" (3.78m x 3.12m)

Pendant light point, power points, single panel radiator, double glazed sliding patio doors to the rear garden.

FITTED KITCHEN

16' 1" x 7' 8" (4.90m x 2.34m)

Contemporary range of cream coloured eye, base and drawer units with 'soft close' mechanism, oak effect work surfaces with tile splash-back areas, inset oven and ceramic hob, stainless steel sink and drainer with mono tap, space for full height fridge/ freezer, power points, strip lighting & pendant light point, ceramic tile floor, single panel radiator, side aspect double glazed window

ANNEX/ BEDROOM FOUR

12' 0" x 9' 7" (3.65m x 2.92m)

Accessed from Rear Hall...Rear aspect double glazed window, double radiator, power points, pendant light point. Double glazed french doors to the rear garden.

ANNEX BATHROOM/ CLOAKROOM

5' 10" x 4' 10" (1.78m x 1.47m)

Panelled bath with mixer/ shower attachment, wall mounted wash basin, low flush WC, tile splash-back areas, extractor fan, pendant light point wall mounted 'Dimplex' electric fan heater.

UTILITY ROOM

13' 6" x 3' 1" (4.11m x 0.94m)

Plumbing and space for washing machine and dryer, power points, strip lighting, side aspect opaque double glazed window, recessed wall mounted 'Worcester 29 CDI' gas boiler.

FIRST FLOOR LANDING

8' 3" x 7' 8" (2.51m x 2.34m) Max.

Side aspect double glazed window, panelled doors to first floor rooms. Oversize ceiling hatch with sturdy ladder to loft space.

BEDROOM ONE

11' 9" x 11' 5" (3.58m x 3.48m)

Front aspect double glazed widow, full length run of built-in wardrobes/ storage, power points, pendant light point, double panel radiator.

BEDROOM TWO

12' 6" x 10' 4" (3.81m x 3.15m)

Rear aspect double glazed window, pendant light points, power points, radiator.

BEDROOM THREE

9' 4" x 7' 8" (2.84m x 2.34m)

Rear aspect double glazed window, pendant light point, fitted shelving, power points, double panel radiator.

FIRST FLOOR BATHROOM

6' 3" x 5' 10" (1.90m x 1.78m)

Modern re-fitted shower room with over size glazed cubicle, pedestal corner wash basin, low flush WC, tiled walls/ splash-back areas, acrylic flooring, extractor fan, pendant light point, side aspect opaque double glazed window.

PART CONVERTED LOFT SPACE

17' 3" x 7' 8" (5.25m x 2.34m)

Professionally enhanced loft space – with study sliding loft ladder, strengthened flooring, father insulated roof, two double glazed skylight windows (with blinds), 10 power points, two racks of ceiling spotlights and dual access to considerable eaves storage.

Clearly a handy, useful space yet cannot be classed as a habitable room due lack of present-day building regulation.

OUTSIDE: FRONTAGE

40' 0" x 17' 0" (12.18m x 5.18m)

A neat Cotswold stone chip drive provided parking for three to four vehicles. The drive is fenced on either side. Also, pedestrian access to the covered porch area plus some side aspect storage/ bin space.

REAR GARDEN

35' 0" x 23' 0" (10.66m x 7.01m) Max.

A landscaped, low maintenance garden with pleasing 'leafy' rear outlook. Nearest the property – adjacent to dining room and annex doors – is a section of raised timber decking with run of LED lights and matching pergola frame over. A manageable section of lawn is bordered by a section of blue slate and timber retained planting bed. A flagstone path leads to rear section with dual timber garden sheds (one with power) and flagstone seating area. The garden also features external weatherproof power supply, PIR spotlight and external water supply.

SOLAR PANELS

Vendor advises they "own" the solar panels / so no rental lease agreement – a real benefit to the property that doesn't appear to be reflected in the Energy Performance Certificate.

TENURE

Freehold.

SERVICES

Mains Gas, Electricity, Water and Drainage appear connected.

COUNCIL TAX

Band 'C'

EPC RATING

Band 'D'

VIEWINGS

By prior Appointment via Sam Ray Property.

