1 Armada Close, Churchdown, Gloucester, GL3 1ND

£400,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

Situated on the ever-popular Highgrove Estate in Churchdown, this four-bedroom detached home offers well-balanced living accommodation, generous bedroom sizes and a delightful rear garden, making it an excellent opportunity for families looking to put their own stamp on a property.

A bright and welcoming entrance hallway gives access to all of the ground floor rooms. To the front sits a spacious sitting room, filled with natural light, which flows seamlessly through an archway into the separate dining room. From here, sliding doors open directly onto the rear garden, creating an ideal space for entertaining and family gatherings. The kitchen is positioned to the rear and benefits from access into the dining room as well as direct internal access into the garage. A useful storage cupboard within the kitchen has been thoughtfully converted into a compact utility area, maximising practicality. A downstairs WC completes the ground floor.

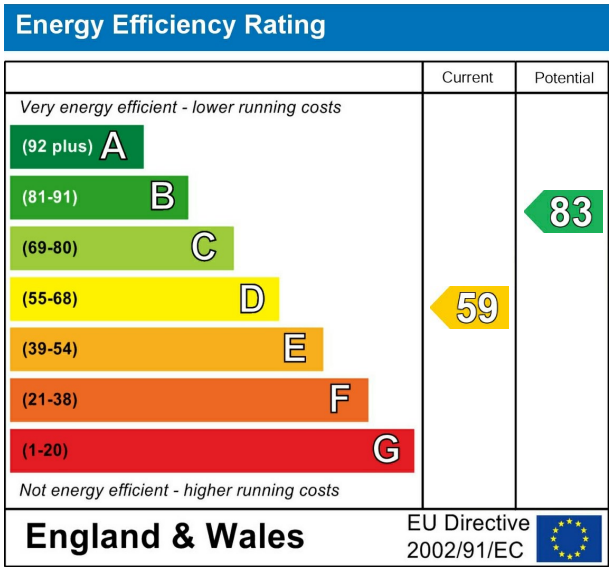
Upstairs, the property offers four well-proportioned bedrooms. The master bedroom boasts its own en-suite shower room, while all bedrooms are equipped with built-in wardrobes, providing excellent storage. Two of the bedrooms are generous doubles, with the remaining two ideal as children's rooms or home office spaces. The accommodation is finished with a family bathroom.

The rear garden has been upgraded to offer a versatile outdoor space, including both patio and lawned areas, complemented by attractive water features, making it a lovely place to relax or entertain. While the property would benefit from some minor cosmetic upgrades, it offers superb potential for buyers to personalise and create a home to suit their style.

- Detached Four Bedroom Home
- Recently Upgraded Heating System and Electrics
- Bright Sitting Room & Separate Dining Room
- Kitchen with Utility Space & Garage Access
- Master with En-suite & Built-in Wardrobes Throughout
- Landscaped Garden with Patio, Lawn & Water Features
- EPC Rating - D59
- Council Tax Band - D

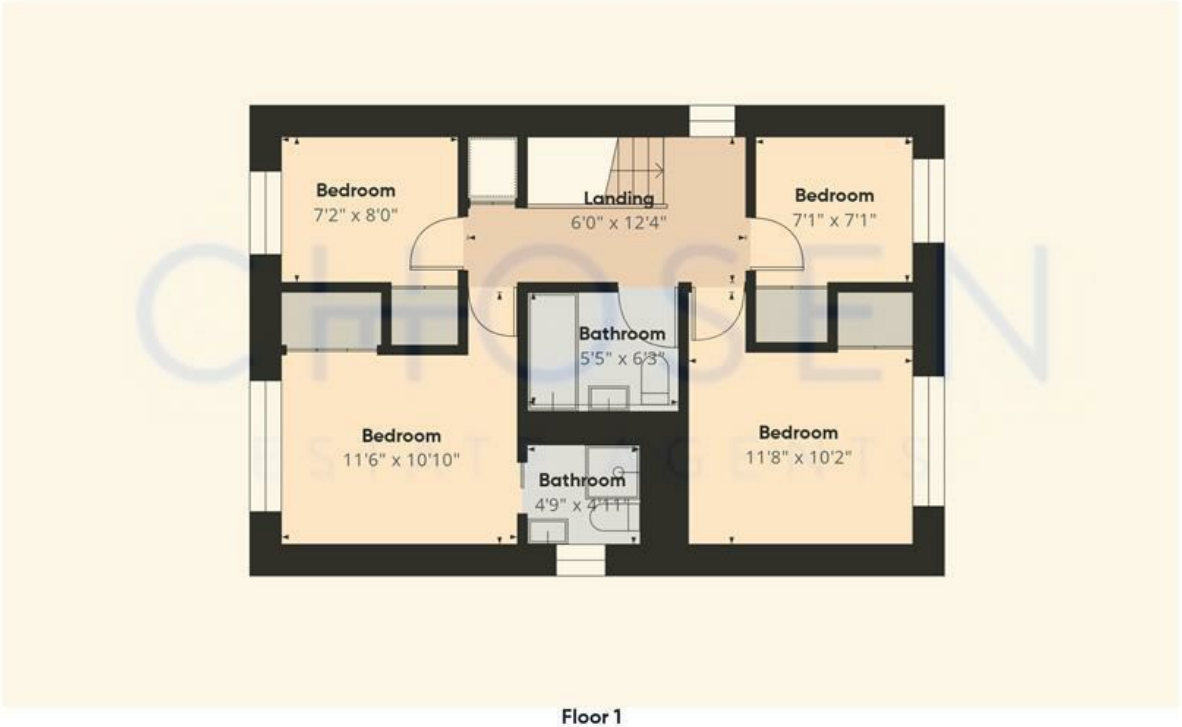
Agent Note
Freehold
EPC Rating: D59
Tewkesbury Borough Council Tax Band: D
Mains Gas, Electric and Water are connected.
Fibre Broadband is available in the area.

Flood Risk:
Rivers & Sea: Very Low
Surface Water: Very Low



2 Church Road, Churchdown, Gloucestershire, GL3 2ER
Tel: 01452 857421 Email: info@chosenestateagents.co.uk www.chosenestateagents.co.uk

Floor 0



Floor 1

Approximate total area(1)

1089 ft²

(1) Excluding balconies and terraces

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

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