



17 Lilac Way, Quedgeley, Gloucester, GL2 4WH

£350,000

**CHOSEN**  
ESTATE AGENTS

## THE PROPERTY

This beautifully extended four-bedroom semi-detached home in Quedgeley offers spacious and versatile living, perfect for families.

The ground floor welcomes you with a bright entrance hall, featuring a convenient WC. From here, you step into a generous sitting room, providing a cosy space to relax. The separate dining room offers an excellent area for entertaining, leading through to the well-appointed kitchen. There is also direct access to the garage, adding practicality and storage options.

Upstairs, the home boasts four well-proportioned bedrooms, including ample fitted wardrobes to the master bedroom, and an en-suite to bedroom two. A modern family bathroom serves the remaining three bedrooms, ensuring ample space for all.

Externally, the property benefits from an easily maintained rear garden with two established apple trees, ideal for enjoying outdoor living. A charming summer house with bi-fold doors sits at the end of the garden, providing additional space for a home office, gym, or relaxation area.

Situated in a popular residential area, this fantastic home is close to local schools, amenities, and transport links, making it an ideal choice for those looking for both comfort and convenience.

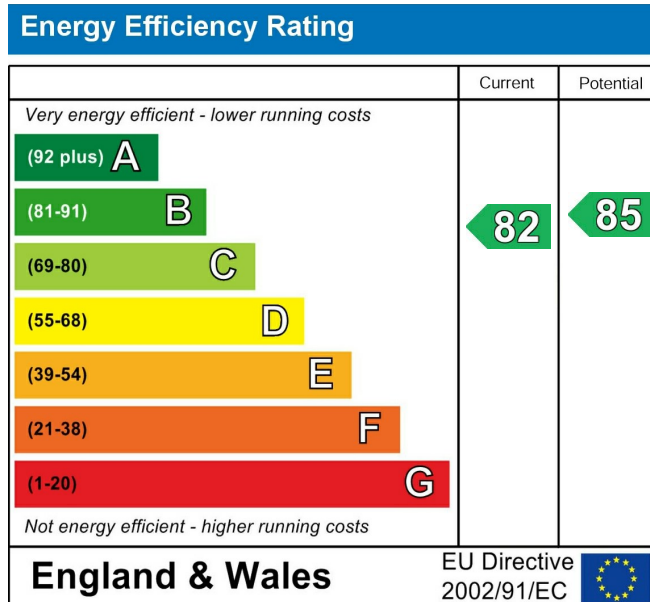
### Agents Note.

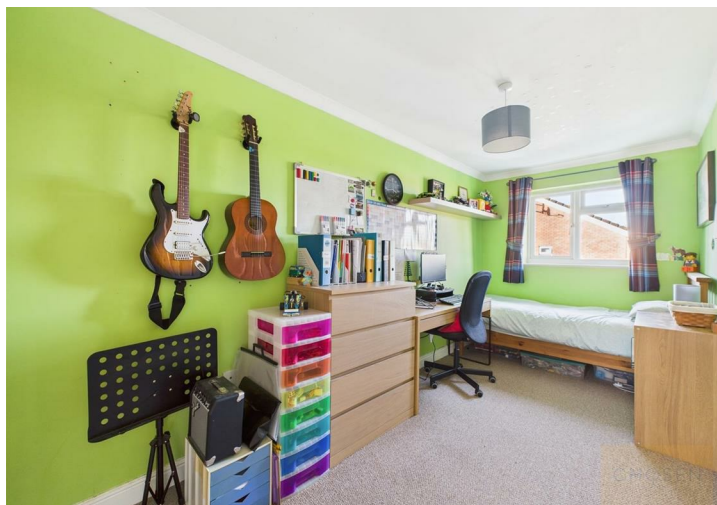
Freehold  
 EPC Rating: B82  
 Gloucester City Council Band: C  
 Mains Gas, Electric and Water are connected.  
 Fibre Broadband is available in the area.

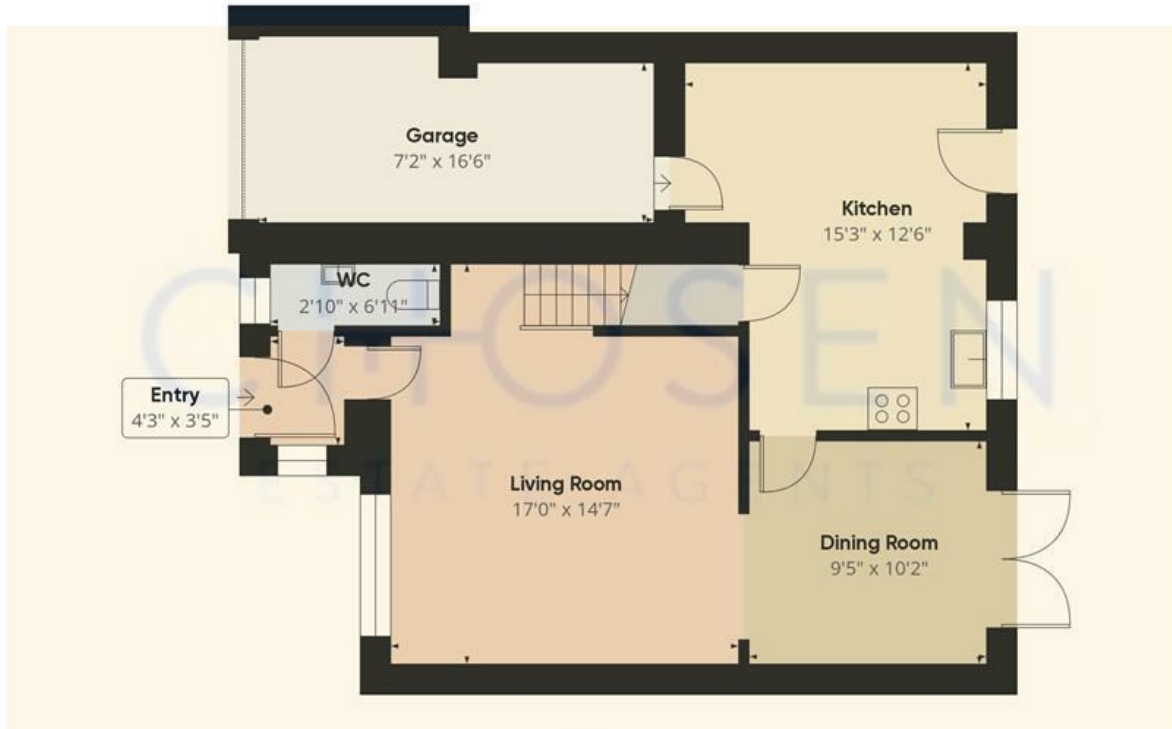
### Flood Risk:

Rivers & Sea: Very Low  
 Surface Water: Very Low  
 Standard 12 mbps  
 Superfast 80 mbps  
 Ultrafast 1000 mbps

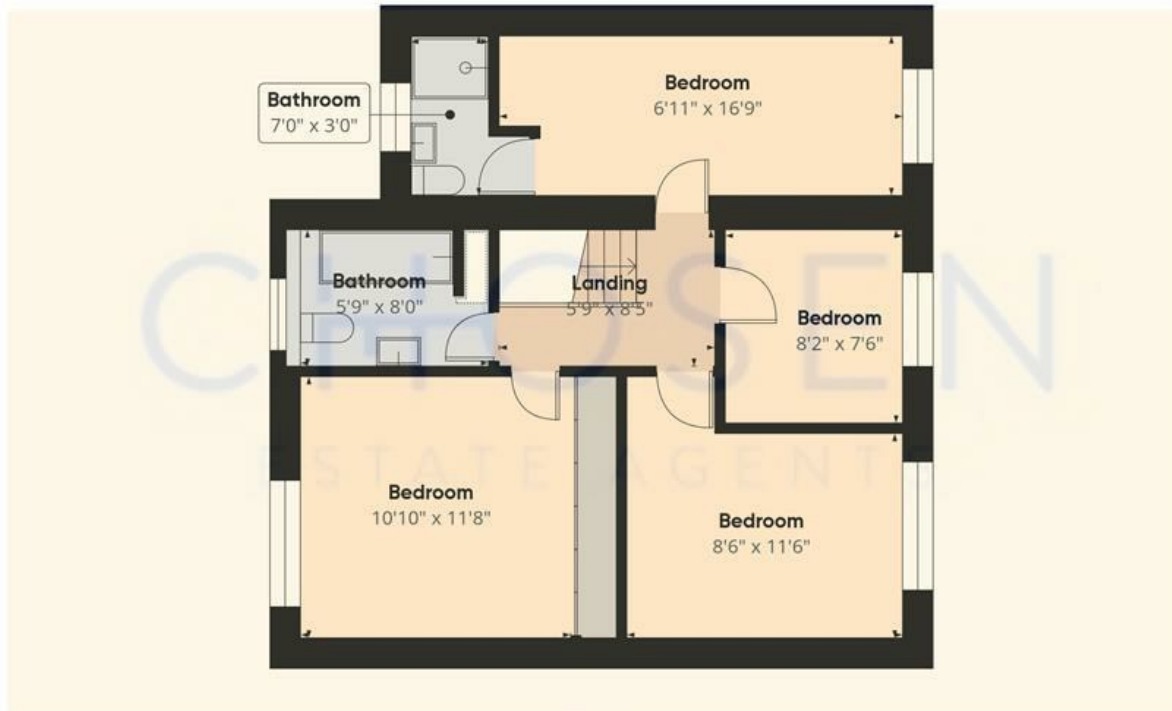
- Extended Four Bedroom Home
- Living Room, Dining Room And Kitchen-Breakfast Space
- Enclosed Rear Garden With Outhouse
- EPC Rating: B82
- Popular No Through Road
- Downstairs WC, Family Bathroom And En-Suite
- Single Garage And Driveway Providing Two Off Road Parking Spaces
- Council Tax Band: C







Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

1206.53 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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