



18 Blacksmith Lane, Churchdown, Gloucester, GL3 2EU

£450,000

CHOSEN  
ESTATE AGENTS

Nestled in the heart of the sought-after Churchdown Village and in a private and quiet location, this charming three-bedroom detached bungalow offers a perfect blend of space, style, and comfort. Boasting a well-thought-out layout, modern finishes, and a location that's second to none, this property is ideal for those looking for single-level living with all the trimmings of a modern family home.

As you step into the spacious entrance hall, you're welcomed by a sense of openness and light, setting the tone for the rest of the home. The heart of the property is the inviting sitting room — a cosy yet sizeable space perfect for relaxation. This flows seamlessly into the delightful conservatory, offering views of the private rear garden and providing an ideal spot for morning coffee or evening unwinding.

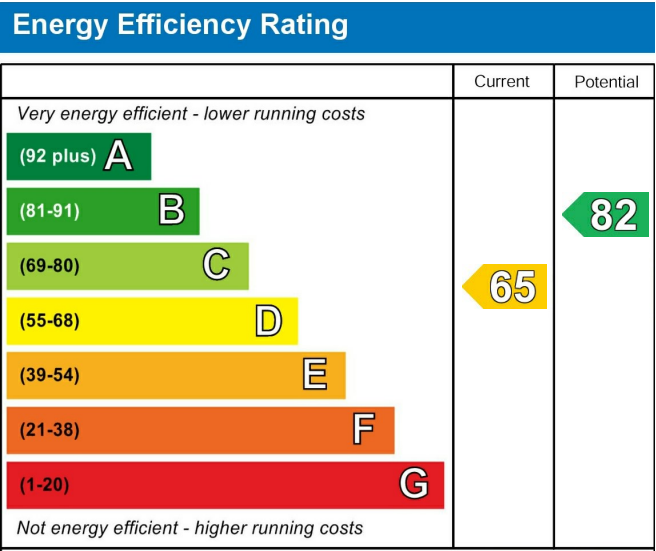
The kitchen comes with contemporary fittings and ample storage, ensuring a practical and stylish space to cook and entertain. The bungalow's three generous bedrooms provide plenty of room for family, guests, or even a home office. The master bedroom benefits from a sleek and modern en-suite, while a beautifully updated family bathroom serves the rest of the household with style and convenience.

Outside, the property's appeal continues. A private driveway provides ample off-road parking, leading to a detached garage that offers extra storage and easy access from the front and the side. The garden is a haven of tranquillity, with ample space to relax, play, or entertain guests in a serene and private setting.

This exceptional bungalow combines modern living with classic charm, making it a must-see for buyers looking to settle in the desirable Churchdown Village. Don't miss your chance to view this unique and versatile home.

Agents Note.  
Freehold.  
EPC Rating: D65  
Tewkesbury Borough Council Band: D  
Mains Gas, Electric and Water are connected.  
Fibre Broadband is available in the area.

- Three generous bedrooms, including a master with en-suite
- Bright conservatory overlooking the garden
- Private driveway with ample parking space
- EPC Rating - D65
- Separate sitting room for comfortable living
- Detached garage providing additional storage
- Spacious entrance hall creating a welcoming first impression
- Council Tax Band - D











Approximate total area<sup>(1)</sup>  
986.08 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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