



3 Summerland Drive, Churchdown, Gloucester, GL3 2LZ

£500,000

**CHOSEN**  
ESTATE AGENTS

## THE PROPERTY

An Exceptional Four-Bedroom Detached Family Residence in a Desirable Cul-de-Sac.

Nestled in one of Churchdown's most sought-after and peaceful cul-de-sacs, this beautifully presented detached family home offers an enviable blend of generous proportions, natural light, and versatile living spaces — the perfect setting for modern family life.

Upon entering, you are welcomed by a bright and inviting hallway that flows effortlessly into a spacious living room, complete with ample room for both relaxed family evenings and sophisticated entertaining. This leads seamlessly into a sunroom bathed in natural light, creating a wonderful year-round extension of the living space with direct access to the rear garden via French doors. A separate formal dining room provides the ideal setting for dinners, while the well-appointed kitchen offers practical everyday convenience. A useful ground-floor WC and attached single garage with additional storage complete the ground floor.

Ascending to the first floor, the landing serves four well-proportioned bedrooms: two generous doubles, a further double, and a versatile single — offering excellent flexibility for a growing family, home office, or guest accommodation. The family bathroom is modern and practical.

Outside, the property boasts a private driveway for off-road parking, a single garage, and a beautifully maintained rear garden. This rear garden features a sweeping lawn, mature shrub borders, a generous patio ideal for al fresco dining, and a useful garden store — all fully enclosed for privacy and security.

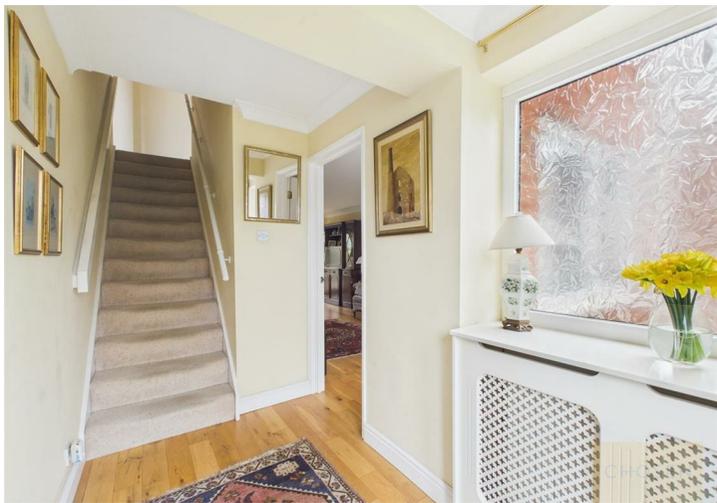
Agents Note.  
Freehold  
EPC Rating: TBC  
Tewkesbury Borough Council Band: D  
Mains Gas, Electric and Water are connected.  
Fibre Broadband is available in the area.

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

Standard 19 mbps  
Ultrafast 1000 mbps

- Substantial Four Bedroom Detached Home
- Popular Cul-De-Sac Location
- No Onward Chain
- Garage And Driveway
- Enclosed Rear Garden
- Three Separate Reception Rooms
- EPC Rating:
- Council Tax Band: D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





Floor 0



Floor 1

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

1432 ft<sup>2</sup>

Reduced headroom

4 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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

GIRAFFE360

