



8, Cranwell Close, Matson, Gloucester, GL4 6JR

£280,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

This extended 3-bedroom semi-detached home in Matson offers spacious and versatile living, perfect for families seeking a comfortable and well-equipped property.

Upstairs, the home features two generously sized double bedrooms, with one boasting built-in wardrobes, providing ample storage. There is also a cozy single bedroom, ideal for a child's room or home office, as well as a well-appointed family bathroom.

The ground floor is impressively spacious, starting with a separate kitchen that leads through to a dining room, creating a perfect flow for family meals and entertaining. A separate sitting room offers a comfortable space to relax, while the addition of a downstairs shower room and WC adds convenience. The property has been further extended with a side addition that includes a bright sunroom and a unique bar room, ideal for hosting or enjoying leisure time at home.

Outside, the property benefits from off-road parking for two vehicles and a private garden space, perfect for outdoor activities. The home is equipped with gas central heating, ensuring warmth and comfort year-round.

With its generous layout and unique features, this home in Matson is an excellent opportunity for those looking to enjoy spacious living in a well-connected location.

Agents Note.

Freehold.

EPC Rating: TBC


Gloucester City Council Band: B

Mains Gas, Electric and Water are connected.

Fibre Broadband is available in the area.

- Three Bedroom Semi-Detached Home
- Extended
- Enclosed Rear Garden
- Driveway Providing Two Off Road Parking Spaces
- Living Room, Dining Room And Conservatory
- Downstairs Shower Room And Upstairs Bathroom
- EPC Rating: TBC
- Council Tax Band: B

Energy Efficiency Rating

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





Floor 0



Floor 1

Approximate total area⁽¹⁾
1153.68 ft²

(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.

GIRAFFE360