



83 Snowdon Gardens, Churchdown, Gloucester, GL3 1JL

£460,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

This beautifully maintained four bedroom detached family home benefits from a substantial double storey extension, offering over 1,200 sq. ft. of living space, a garage and a generous plot. Situated in a popular residential location, it is ideal for families looking for both space and convenience.

The welcoming hallway leads into a bright and airy bay-fronted living room with feature fireplace, providing a comfortable family lounge. To the rear, the extension creates a fantastic second reception room with patio doors opening onto the garden – perfect as a family room or additional lounge. A separate dining room sits at the heart of the home, linking directly to a fitted kitchen with ample storage and integrated appliances.

Upstairs offers four well-proportioned bedrooms, including a spacious master bedroom. Two bathrooms (one family bathroom and an additional shower room) provide practicality for busy households.

The property enjoys a generous corner plot with gardens to the front and rear, offering both lawned and patio areas for outdoor entertaining. A detached garage and block-paved driveway provide ample off-road parking.

Agents Note.

Freehold

EPC Rating: C70

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

- Four Bedroom Detached Family Home
- Double Storey Extension
- Three Reception Rooms
- Front And Rear Gardens
- Bathroom And Shower Room
- Popular Residential Area Close To Local Amenities
- EPC Rating: C70
- Council Tax Band: D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	78
(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

Approximate total area⁽¹⁾
1222 ft²



Floor 1

(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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