



79 Orchard Way, Churchdown, Gloucester, GL3 2AP

£325,000

CHOSEN
ESTATE AGENTS

This lovely three-bedroom semi-detached home is situated in a popular residential area of Churchdown and offers well-balanced, versatile accommodation ideal for families and professionals alike.

Upon entering the property, you are welcomed into a spacious and contemporary lounge/diner. This impressive living space is flooded with natural light thanks to an attractive bay window to the front, creating a bright and inviting atmosphere. The generous proportions allow ample room for both comfortable seating and a formal dining area, making it perfect for everyday living and entertaining.

To the rear, the home truly comes into its own with a modernised and extended kitchen/breakfast room. Thoughtfully designed, this space provides an excellent range of fitted units and work surfaces, along with room for a breakfast table, making it a practical and sociable hub of the home. The kitchen is further complemented by a separate utility room, offering additional storage and space for appliances while keeping the main living areas clutter-free.

To the rear of the property is a large conservatory which enjoys pleasant views across the garden and provides direct access outside. This additional space enhances the overall footprint of the home and, subject to the relevant planning permissions, offers excellent potential for further extension or redevelopment to create an even larger open-plan living area.

The rear garden itself is a real highlight of the property. Generous in size and not overlooked, it enjoys a pleasant outlook over open fields, providing a sense of privacy and tranquillity rarely found. It is ideal for outdoor dining, entertaining or simply relaxing and enjoying the peaceful surroundings.

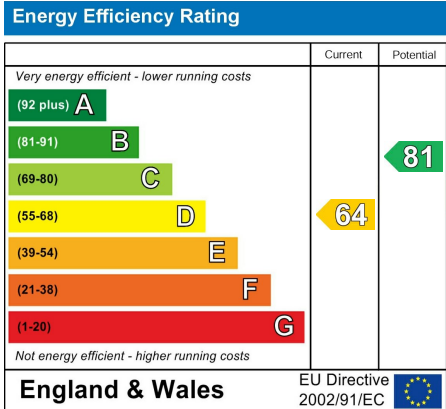
Upstairs, the property offers two well-proportioned double bedrooms along with a good-sized single bedroom, all serviced by a family bathroom. Each room is light and airy, continuing the bright and welcoming feel found throughout the home.

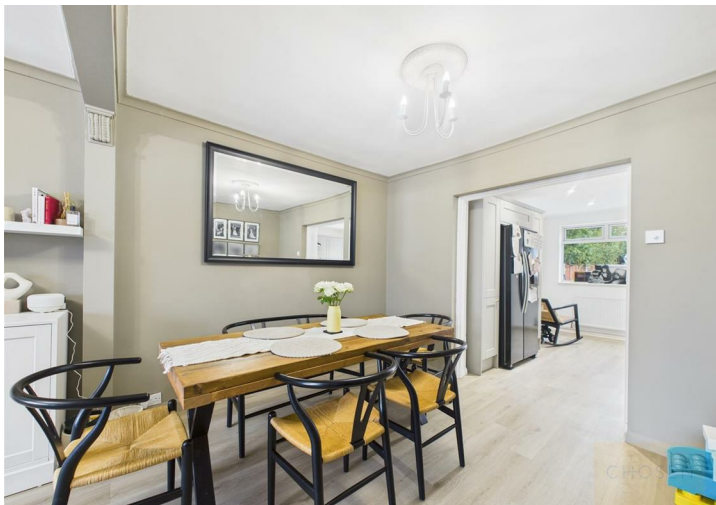
- Three-bedroom semi-detached home
- Bright lounge/diner with bay window
- Extended kitchen/breakfast room
- Utility Area
- Rear conservatory with potential to extend (STPP)
- Private garden backing onto open fields
- EPC Rating - D64
- Council Tax Band - C

Agents Note
Freehold
EPC Rating: D64
Tewkesbury Borough Council Band: B
Mains Gas, Electric and Water are connected.
Fibre Broadband is available in the area.

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

2 Church Road, Churchdown, Gloucestershire, GL3 2ER
Tel: 01452 857421 Email: info@chosenestateagents.co.uk www.chosenestateagents.co.uk







Floor 0



Floor 1



Approximate total area⁽¹⁾

920 ft²

(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.

GIRAFFE360