



## 8 Nicholls Way, Gloucester, GL1 3FD

Offers Over £490,000

Thomas and Thomas are proud to present this stunning four bedroom family home located on Nicholls Way, just off Denmark Road and close to local amenities and the City Centre.

The property briefly comprises of: Entrance Hall with WC, storage cupboard and good sized cosy family lounge. The open plan kitchen / dining space is the perfect area to entertain visiting guests. With ample cupboard space, integrated appliances including double oven, island and generous space for a dining table. There is also a utility room with room for a washing machine and tumble dryer. There is a side door leading out to the driveway.

Upstairs there are four bedrooms, three of which are doubles. The fourth the bedroom is currently used as an office. The family bathroom is equipped with shower over bath and there is also an en suite shower to the master room.

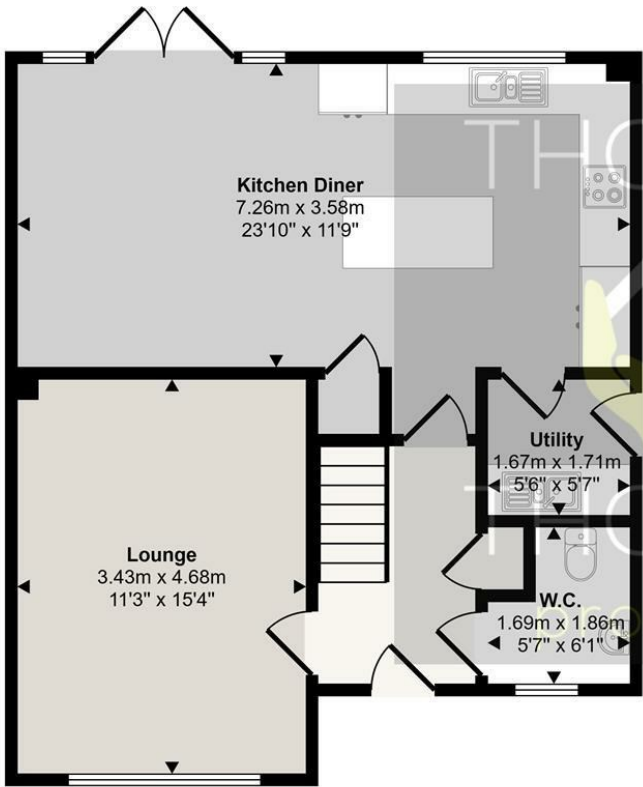
Outside is a well presented garden, with upgraded patio space, grassed area and access to the garage which is currently used as a home gym. There is also a side gate leading to the driveway parking.

This is a truly exceptional home and ready to move into. Please take a look at our virtual tour and give us a call today to arrange your viewing.

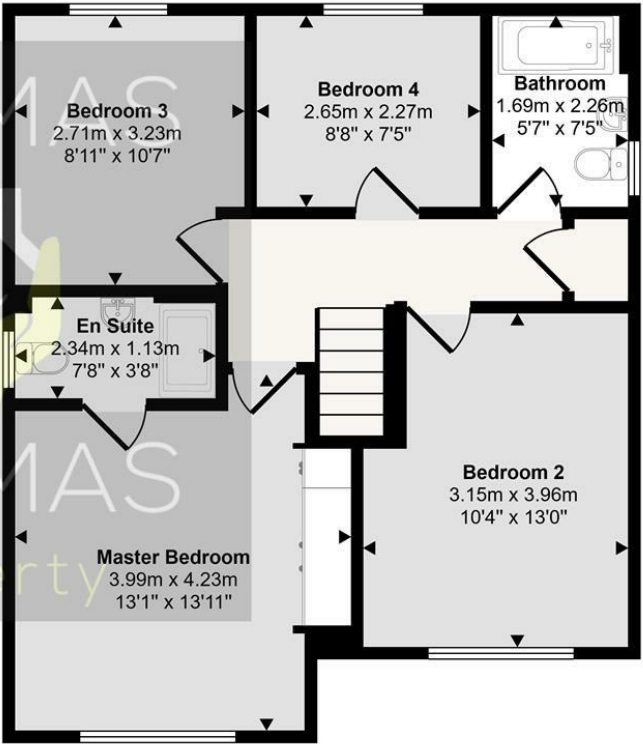
- Four Bedroom Detached
  - Family Home
  - Kitchen / Diner
- En Suite, Family Bathroom, WC
- Driveway Parking & Garage
- Redrow Construction, Close to City Centre



Approx Gross Internal Area  
116 sq m / 1248 sq ft



Ground Floor  
Approx 57 sq m / 618 sq ft

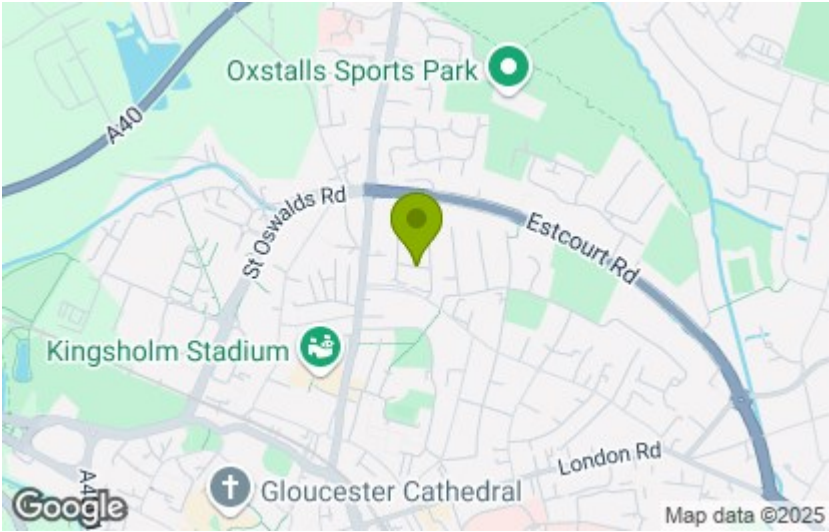


First Floor  
Approx 59 sq m / 630 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating	
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	

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
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Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	



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