



1 Cartwright Road, Gloucester, GL3 1GQ

Asking Price £475,000

Nestled on the desirable Cartwright Road in Churchdown, this nearly new detached house, built in 2022, offers a perfect blend of modern living and comfort. With four spacious bedrooms, this property is ideal for families seeking a welcoming home. The two well-appointed reception rooms provide ample space for relaxation and entertaining, ensuring that every family member has their own area to unwind.

The heart of the home is the open plan kitchen and family room, which is beautifully presented throughout. This inviting space is perfect for both casual family meals and more formal gatherings, allowing for a seamless flow between cooking and socialising.

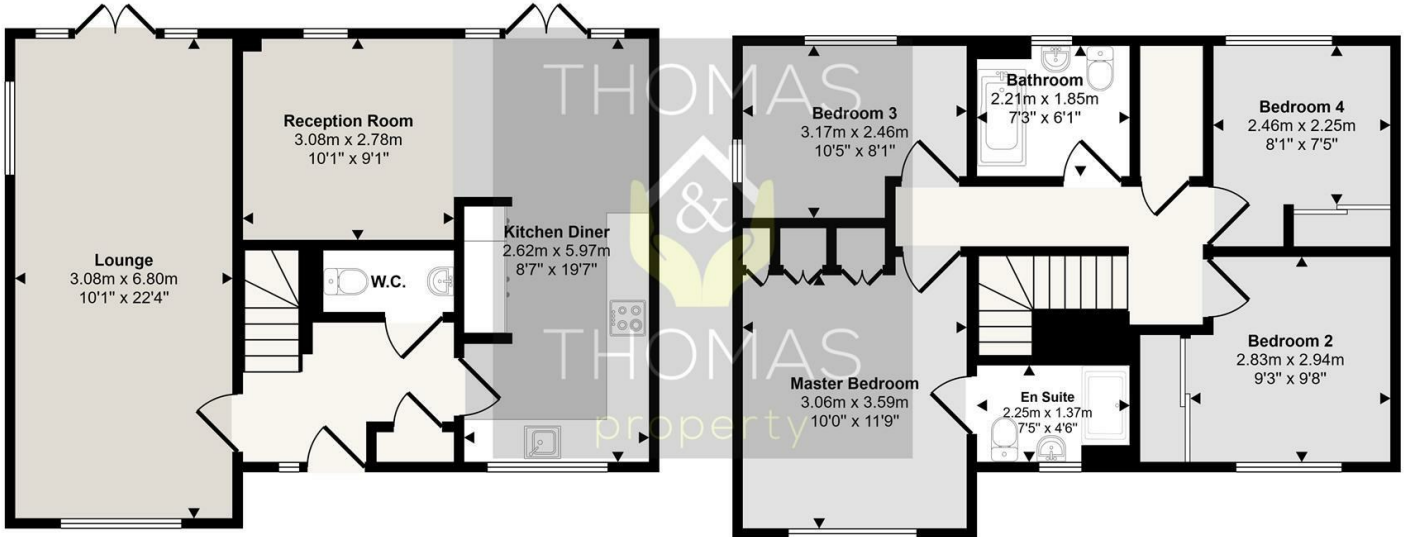
The large rear garden, which is south-facing, bathes in sunlight, making it an ideal spot for outdoor activities or gardening.

For those with vehicles, the property boasts parking for up to three cars, providing convenience and ease for busy households. The two modern bathrooms are designed with both style and functionality in mind, catering to the needs of a growing family.

This property is not just a house; it is a home that offers a wonderful lifestyle in a sought-after location, within the catchment area of Churchdown and Chosen Secondary School. With its contemporary design and thoughtful layout, it is sure to appeal to those looking for a move-in ready residence. Don't miss the opportunity to make this stunning property your own.

- Four Bedrooms
- Detached Family Home
- En-Suite To Master
- Southerly Facing & Generous Garden
- Garage With Driveway Parking
- Immaculately Presented

Approx Gross Internal Area
114 sq m / 1225 sq ft



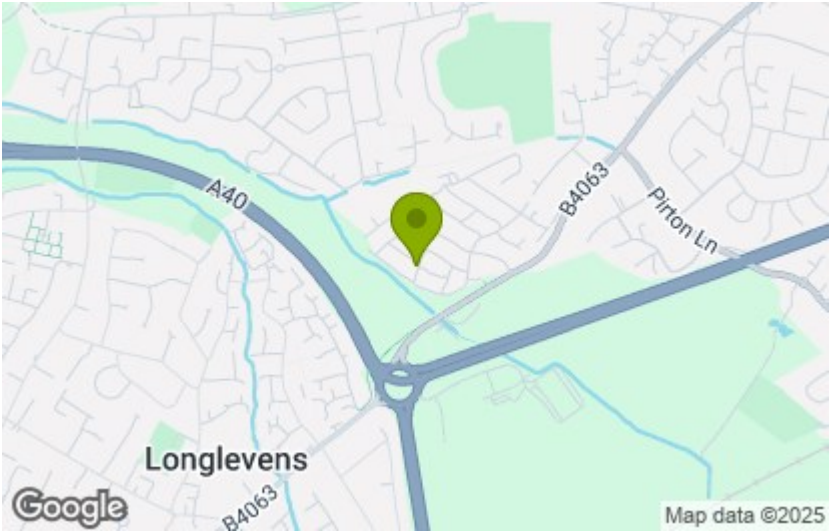
Ground Floor
Approx 57 sq m / 609 sq ft

First Floor
Approx 57 sq m / 616 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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