



**33 Foxwhelp Way, Gloucester, GL2 4DA**

**Asking Price £375,000**

Executive modern end-terraced townhouse offers a perfect blend of contemporary living and family comfort. This three-storey residence is ideally situated down a popular cul-de-sac commanding a corner plot, a stone's throw from the local park, making it an excellent choice for families and those who enjoy outdoor activities.

Upon entering, you are greeted by a spacious living room, thoughtfully designed to accommodate a large family corner sofa, perfect for those cherished movie nights. The heart of the home is undoubtedly the open-plan modern fitted kitchen diner, which spreads across the back of the home & features a stylish breakfast bar and patio doors that seamlessly connect the indoor space to the low-maintenance walled garden. This outdoor area is perfect for enjoying a morning coffee or hosting summer barbecues.

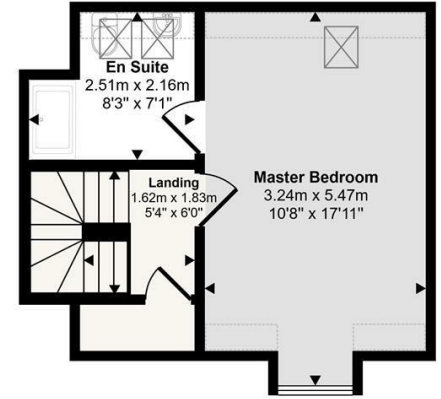
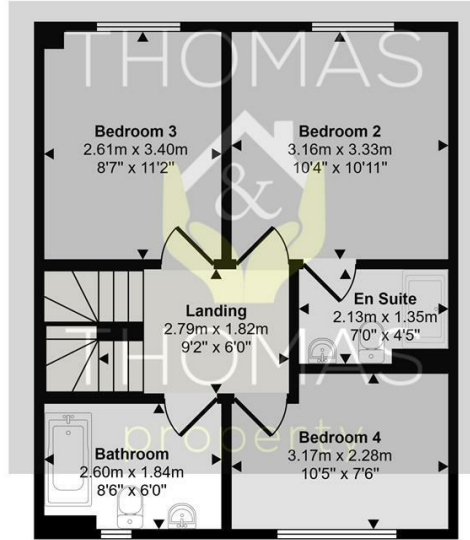
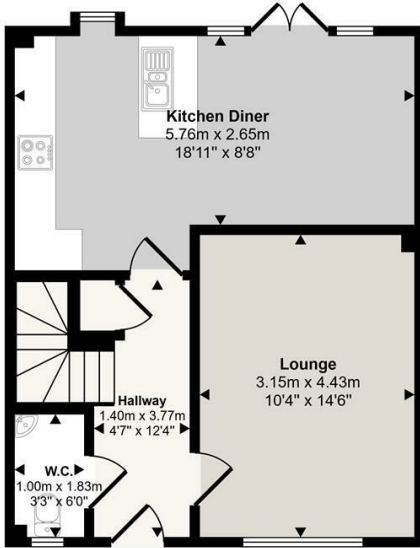
The property boasts four generously sized bedrooms, providing ample space for family members or guests. These bedrooms are well-served by three modern bathroom/shower rooms & ground floor cloakroom ensuring convenience for busy mornings or relaxing evenings.

Additionally, the property includes a driveway and a garage, offering practical solutions for parking and storage. This home is designed for easy living, combining modern amenities with a welcoming atmosphere. With its prime location and thoughtful layout, this townhouse is an exceptional opportunity for those seeking a stylish and functional family home in Quedgeley.

Agents Note - Management Service Charge of circa. £200 a year

- **Executive Modern Detached House**
  - **Spacious Living Room**
  - **Open-Plan Kitchen/Diner**
- **Four Generously Sized Bedrooms**
  - **Driveway With Garage**
- **Situated Just A Stones Throw From Local Park**

Approx Gross Internal Area  
114 sq m / 1228 sq ft



Ground Floor  
Approx 43 sq m / 458 sq ft

First Floor  
Approx 43 sq m / 466 sq ft

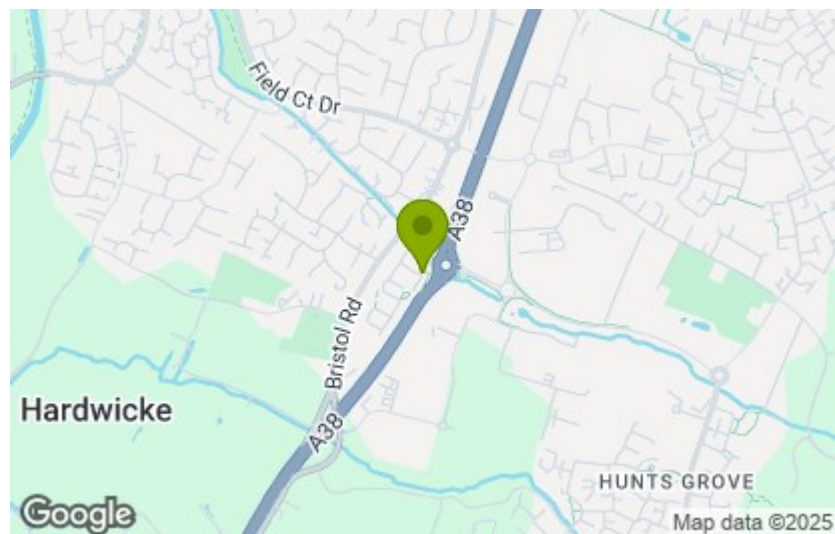
Second Floor  
Approx 28 sq m / 304 sq ft

Denotes head height below 1.5m

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) <b>A</b>                          |                         | <b>95</b> |
| (81-91) <b>B</b>                            | <b>86</b>               |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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