



20 Cranes Bill Mead, Gloucester, GL2 4EA

Asking Price £330,000

This beautifully presented three-bedroom detached family home is ideally positioned on the edge of a sought-after modern development, enjoying uninterrupted views over open greenery and a peaceful setting.

The property offers a spacious and contemporary layout, featuring a bright and airy open-plan kitchen/diner—perfect for both everyday family living and entertaining. A separate utility room provides added practicality and keeps the main living space clutter-free.

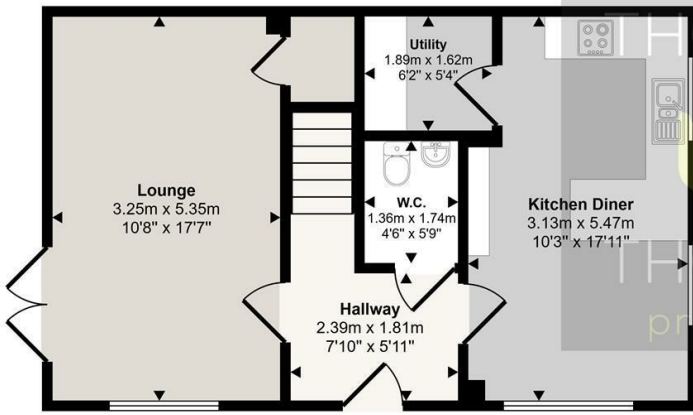
Upstairs, the home comprises three well-proportioned bedrooms, including a generous master bedroom complete with a stylish en-suite shower room. The remaining bedrooms are served by a modern family bathroom.

Externally, the property benefits from driveway parking for up to three vehicles and a private outdoor space ideal for relaxing or hosting guests.

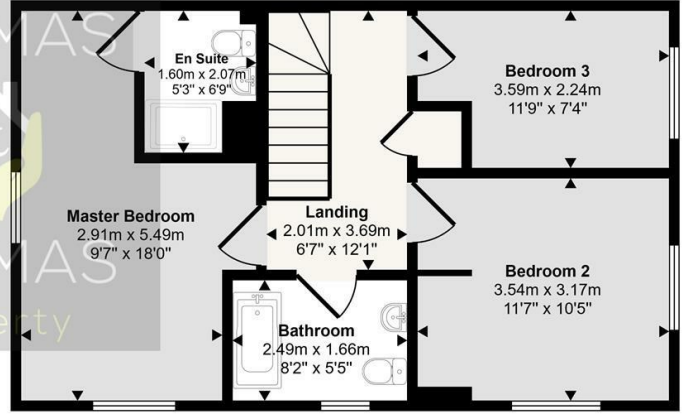
Combining modern design with a desirable location and scenic outlook, this home is perfectly suited for families seeking comfort, convenience, and a touch of tranquillity.

- Three bedrooms
 - Detached
 - En-Suite to master
- Overlooking open greenery
 - Driveway parking
 - Very well presented

Approx Gross Internal Area
100 sq m / 1080 sq ft



Ground Floor
Approx 49 sq m / 530 sq ft

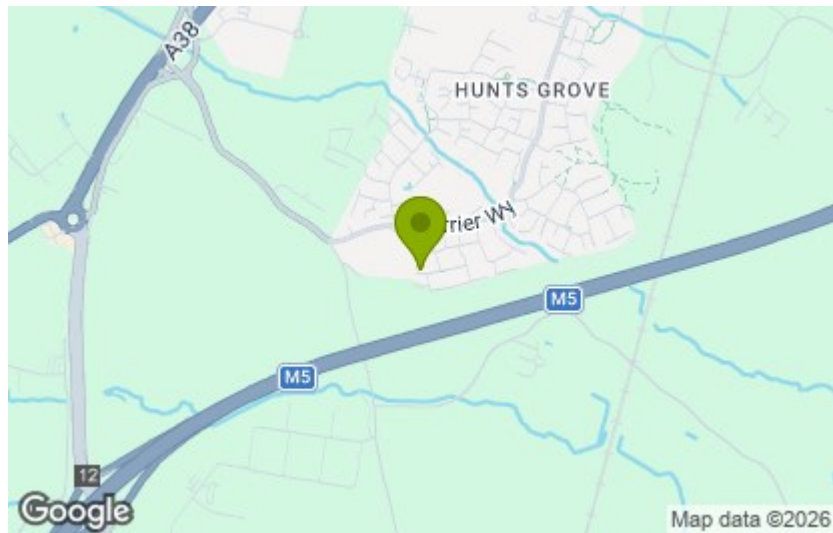


First Floor
Approx 51 sq m / 550 sq ft

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			95
(81-91) B		85	
(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	



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.