






7 Wainfleet Avenue Kingsway  
, Quedgeley, GL2 2FE

**£415,000**

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This beautifully presented double fronted FOUR bedroom DETACHED family home is ready to move into! Benefitting OPEN PLAN kitchen/diner, separate STUDY, DINING ROOM and conservatory, whilst to the first floor four DOUBLE bedrooms, two with ENSUITE. GARAGE and driveway, situated close to the local amenities. \*\*\*CHAIN FREE\*\*\*

Entrance Hall

Cloak Room

Lounge  
23'7 x 11'6 (7.19m x 3.51m)

Conservatory  
15'1 x 10'4 (4.60m x 3.15m)

Kitchen/Breakfast Room  
16'9 x 15'2 (5.11m x 4.62m)

Utility Room  
6'5 x 5'5 (1.96m x 1.65m)

Study  
11'4 x 6'2 (3.45m x 1.88m)

Dining Room  
12'7 x 11'6 (3.84m x 3.51m)

Master Bedroom  
15'3 x 10'6 (4.65m x 3.20m)

Ensuite

Bedroom 2  
12'7 x 10'11 (3.84m x 3.33m)

Ensuite





**Bedroom 3**  
12'1 x 11'8 (3.68m x 3.56m)



**Bedroom 4**  
9'9 x 9'7 (2.97m x 2.92m)

**Bathroom**



### **OUTSIDE**

To the front driveway parking leading to the detached GARAGE. The rear garden is ideal for a growing family, the mature garden is mainly laid to lawn with some established shrubs, bushes and patio area, a useful personnel door into the detached garage 17'9 x 9'2.

### **Services**

Mains drainage, gas central heating. Gloucester City Council tax band E

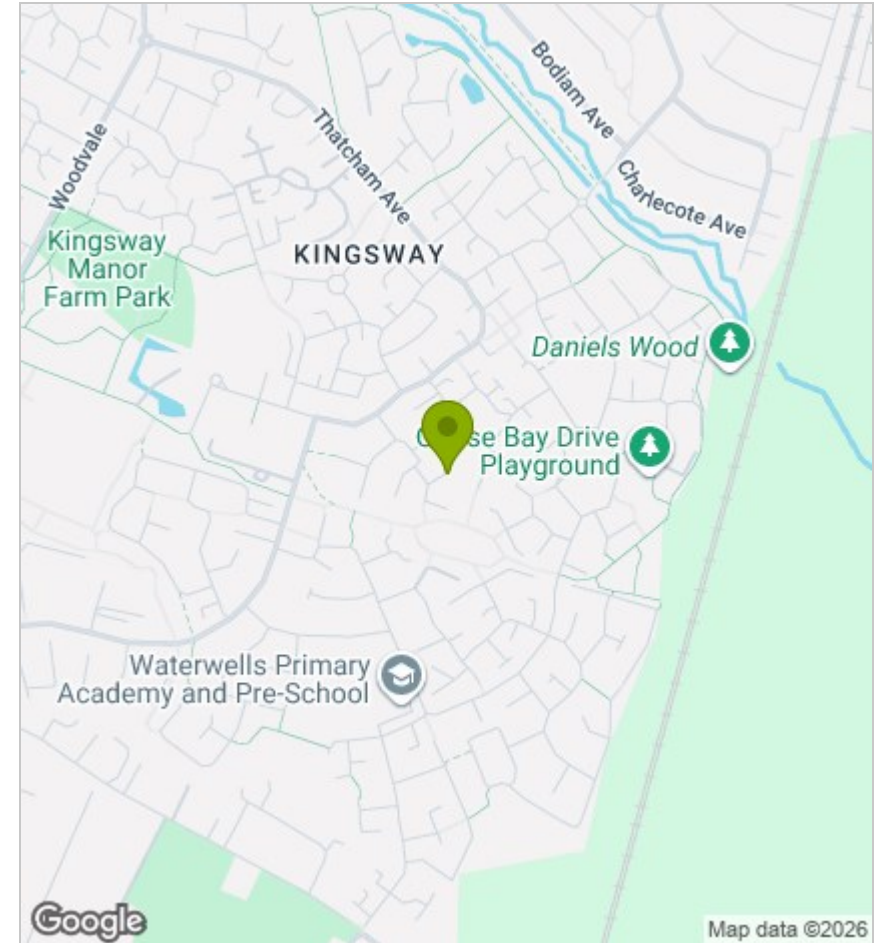
**Tenure**  
Freehold



## Floor Plan



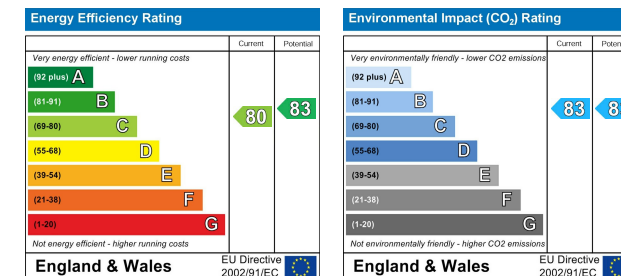
## Area Map



## Viewing

Please contact our Appleyby's Office on 01452 690553 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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