





108 The Causeway  
, Quedgeley, GL2 4LH

**£485,000**

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This impressive FIVE BEDROOM detached home offers a perfect blend of space and comfort for modern family living.

Upon entering, you are greeted by a welcoming entrance hallway that sets the tone for the rest of the home. The ground floor boasts a versatile study, ideal for those who work from home.

The expansive living and KITCHEN/DINER area is perfect for a growing family. A convenient cloakroom and a utility room add to the practicality of this delightful property.

To the first floor, you will find four generously sized bedrooms, two of which benefit from TWO en-suites, ensuring privacy and convenience for family members or guests. A family bathroom on this level caters to the remaining bedrooms, making it an ideal layout for a busy household. The second floor features the fifth bedroom, which could serve as a guest room, playroom, or even a private retreat for older children.

### Entrance Hall

### Cloak Room

Lounge  
21'4 x 14'1 (6.50m x 4.29m)

Kitchen/Dining Room  
29'6 x 9'10 (8.99m x 3.00m)

Utility Room  
8'2 x 6'1 (2.49m x 1.85m)





Study  
9'10 x 7'9 (3.00m x 2.36m)

Bedroom 1  
12'5 x 11'0 (3.78m x 3.35m)

Dressing Area  
8'2 x 5'4 (2.49m x 1.63m)

Ensuite

Bedroom 2  
11'0 x 7'5 (3.35m x 2.26m)

Ensuite

Bedroom 3  
11'11 x 8'4 (3.63m x 2.54m)

Bedroom 4  
9'3 x 8'3 (2.82m x 2.51m)

Bathroom

Attic Room/Bed 5  
12'0 x 8'1 (3.66m x 2.46m)

OUTSIDE

Off Road parking to the front of the property with a gated side access leading to the front door. There is a good sized garden with a large patio and garden shed.

Services

Mains drainage, gas central heating.

Gloucester City Council tax band E

Tenure

Freehold



## Floor Plan

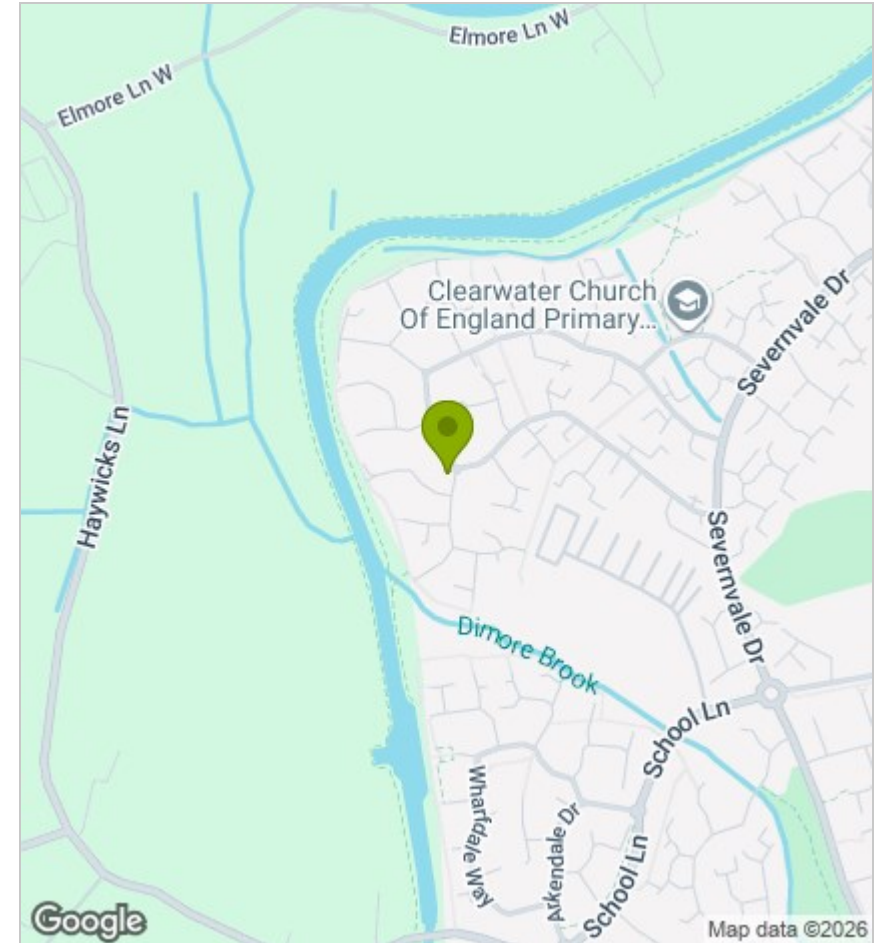


## Viewing

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

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## Area Map



## Energy Efficiency Graph

