



94 Tuffley Lane  
, Tuffley, GL4 0DU

**£399,950**

 3  1  1  C

This beautifully presented three double bedroom detached bungalow presents an excellent opportunity for those seeking a spacious and stylish home. Offered to the market with no onward chain!

Upon entering, you will be greeted by generously proportioned living spaces that are both inviting and functional. The interiors are tastefully designed, providing a modern yet comfortable atmosphere throughout. Each of the three double bedrooms offers ample space, making it ideal for families or those who appreciate extra room for guests or a home office.

One of the standout features of this delightful bungalow is the impressive enclosed rear garden, which extends over 140ft. This expansive outdoor space is perfect for gardening enthusiasts.

The location of Tuffley Lane is both popular and convenient, providing easy access to local amenities, schools, and transport links.

### Entrance Hall

Lounge  
13'2 x 10'5 (4.01m x 3.18m)

Kitchen/Dining Room  
19'6 x 10'5 (5.94m x 3.18m)

WC/Utility  
7'2 x 5'10 (2.18m x 1.78m)





**Bedroom 1**  
11'10 x 10'6 (3.61m x 3.20m)

**Bedroom 2**  
11'6 x 10'6 (3.51m x 3.20m)

**Bedroom 3**  
11'7 x 10'6 (3.53m x 3.20m)

**Bathroom**

### **OUTSIDE**

The Driveway to the front provides parking for two vehicles, steps lead up to the front door with a gated side access.

The fully enclosed garden measuring over 140ft in length (approx.) . A generous flat lawn, bordered by mature trees, leads to a spacious patio, The patio area also features a high-quality timber-framed workshop, fully insulated and equipped with power, lighting, perfect for hobbies or additional storage, further highlights include a wood-fired pizza oven, wildlife pond, outside tap, and a dedicated vegetable garden complete with a greenhouse.

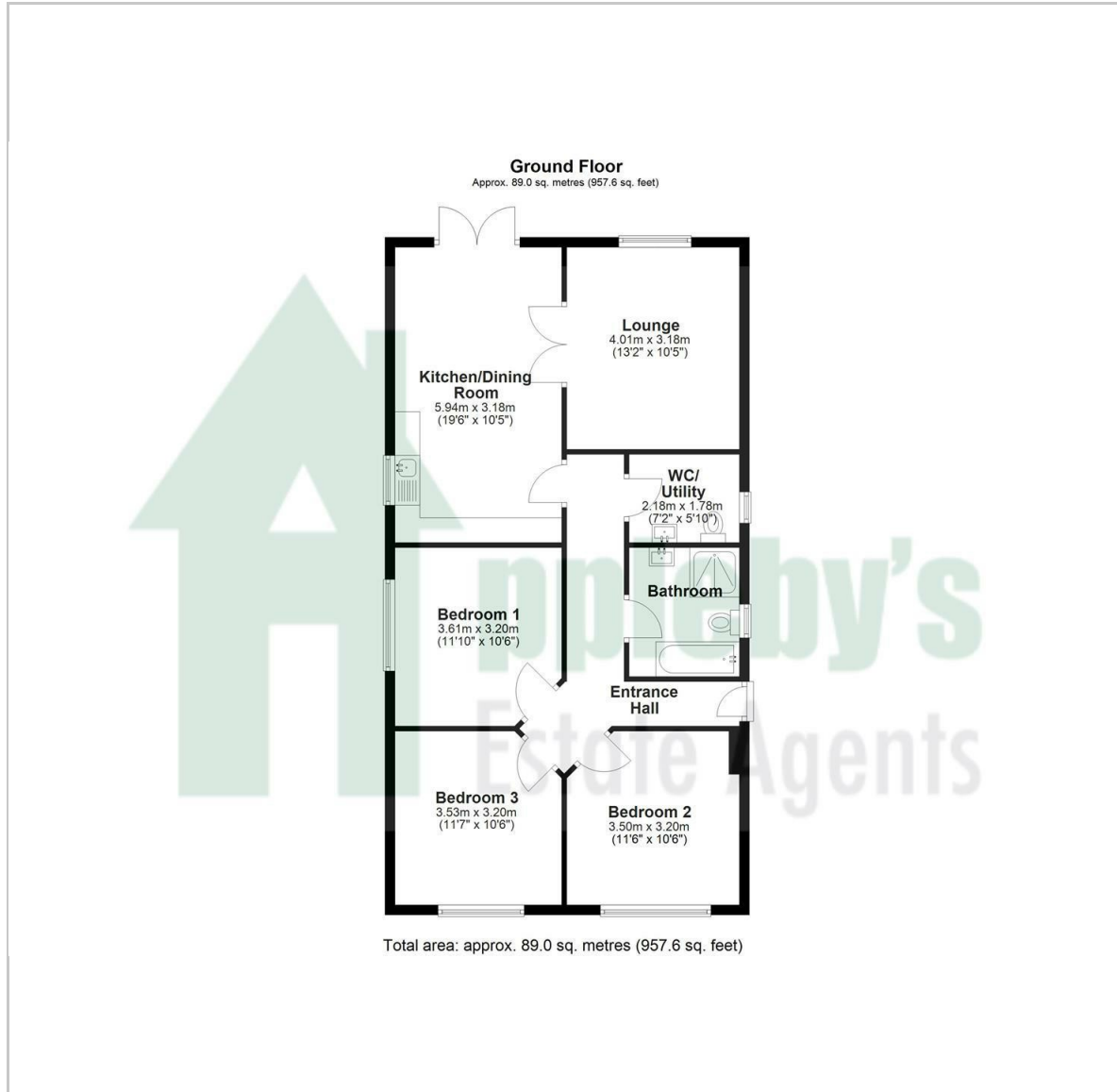
### **Services**

Mains drainage, Gas central heating  
Gloucester City Council tax band B

**Tenure**  
Freehold



## Floor Plan

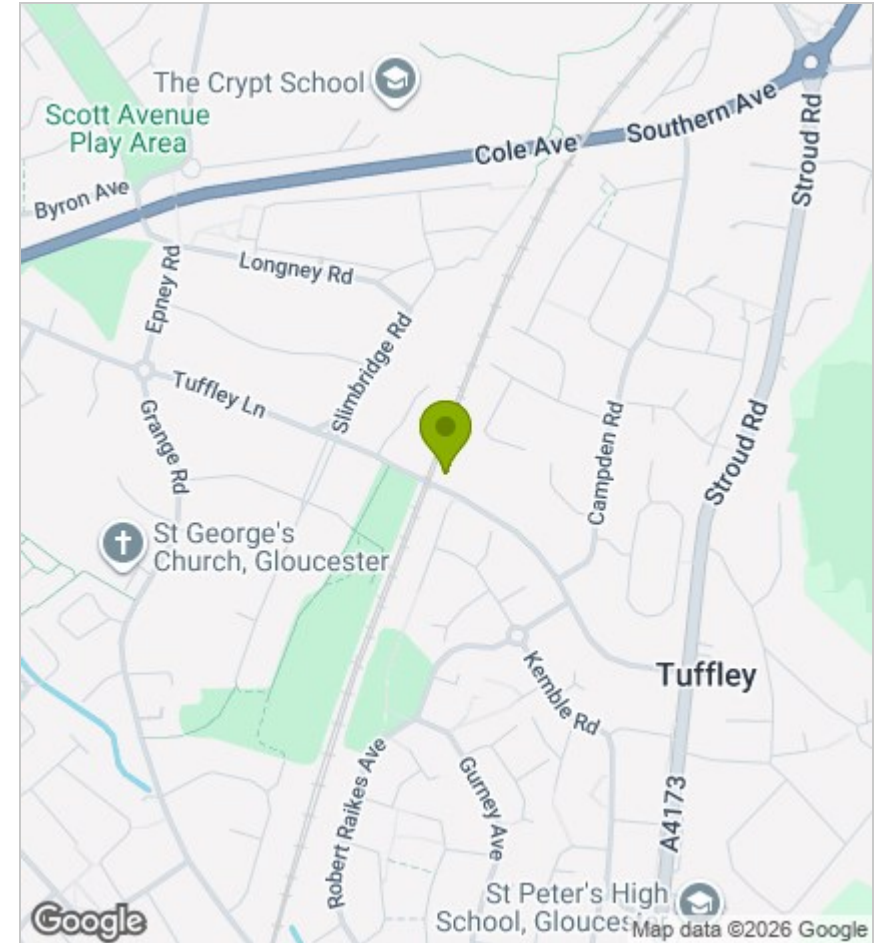


## Viewing

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

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.

## Area Map



## Energy Efficiency Graph

