



6 Boleyn Close, Gloucester, GL3 1NF

Offers Over £415,000

Delightful detached house offers a perfect blend of comfort and space, making it an ideal family home. Built in 1991, the property spans an impressive 1,308 square feet and boasts four well-proportioned bedrooms, providing ample accommodation for families of all sizes.

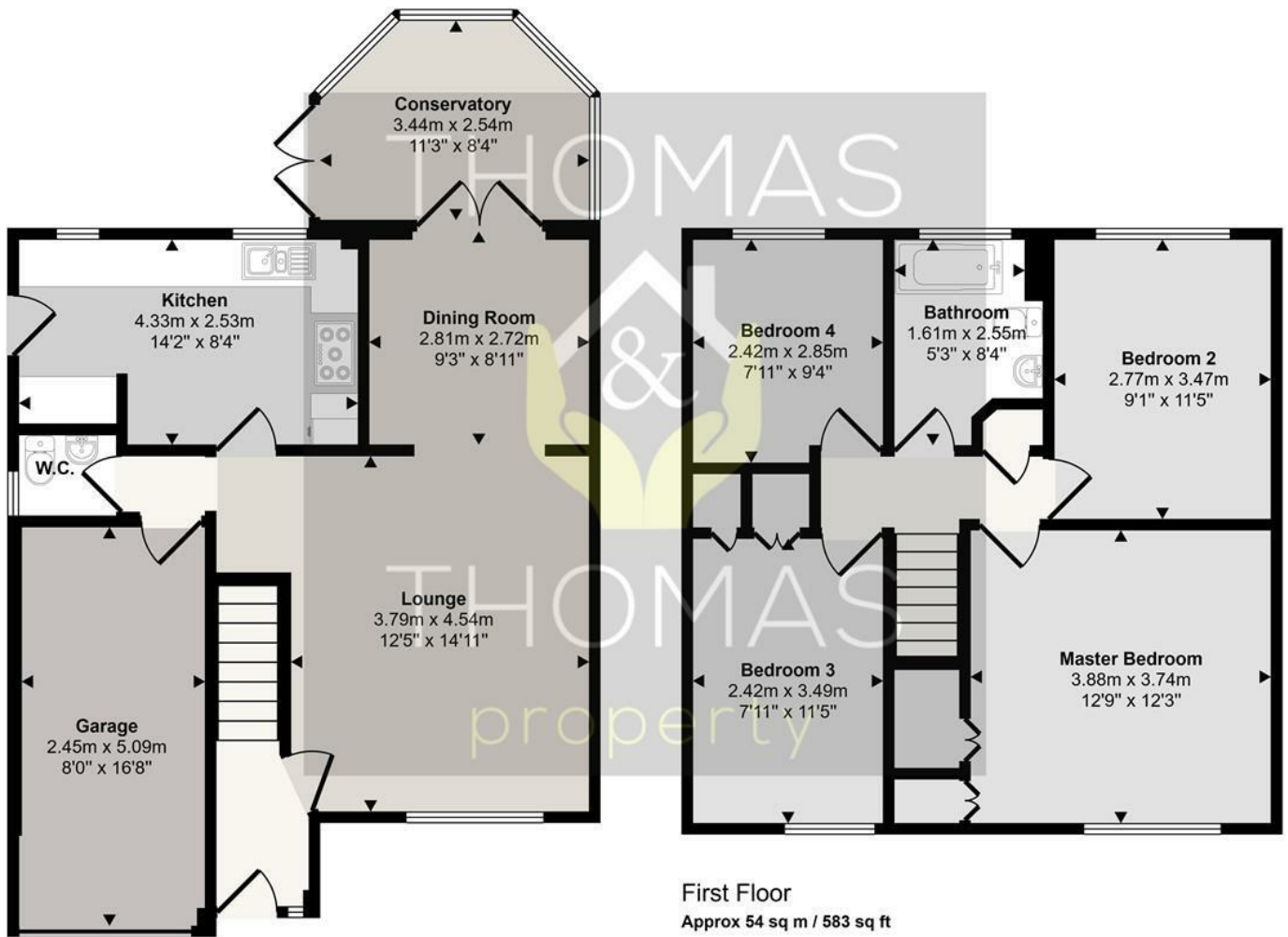
Upon entering, you will find three inviting reception rooms. The conservatory adds a touch of elegance and serves as a wonderful spot to enjoy the enclosed garden. The kitchen has recently been updated by the current owners to include a range cooker and Belfast sink as well as the additional utility space, handy for family living.

The property features a well-appointed bathroom and ample parking for up to three vehicles on the private resin driveway, another great addition from the current owners. The layout of the home is thoughtfully designed to maximise both space and light, creating a warm and welcoming atmosphere throughout.

Situated in a peaceful neighbourhood, this residence is not only a comfortable retreat but also offers easy access to local amenities, schools, and transport links, making it a practical choice for modern living. Don't miss the opportunity to make this lovely house your new home.

- Four Bedroom Detached
- Driveway Parking and Garage
- Three Reception Rooms
- Modern Kitchen & Utility Space
- Family Bathroom & Downstairs WC
- Enclosed Garden with Conservatory

Approx Gross Internal Area
122 sq m / 1308 sq ft

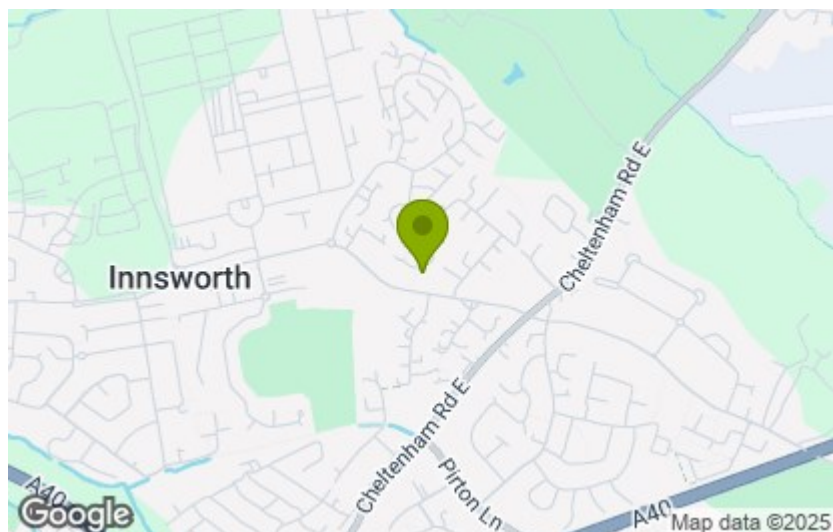


Ground Floor
Approx 67 sq m / 725 sq ft

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 | | |
| (81-91) B | | |
| (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 | 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 | EU Directive 2002/91/EC |



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