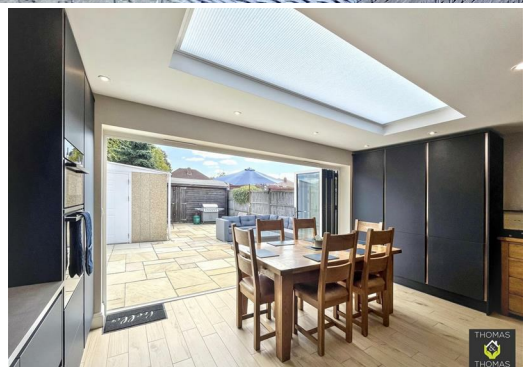




34 Laynes Road, Gloucester, GL3 3PY

Asking Price £425,000

Located on the popular Laynes Road in Hucclecote, benefitting from modern living and off road parking for at least 4 vehicles, is this impressive four bedroom family home which has been updated by the current owners combining contemporary finishes with practical family living.

The welcoming interior features a spacious entrance hall with utility room leading to the open plan lounge / diner / kitchen. Fitted with all modern appliances including double oven, integrated fridge / freezer and dishwasher. The additional cupboards in the dining space create valuable storage options.

A key feature are the bi-fold doors and skylight, bringing outside and inside living together. The low maintenance garden features patio area and large garage, with power and lighting, which would make the ideal workshop.

The ground floor also features two double bedrooms and a modern shower room.

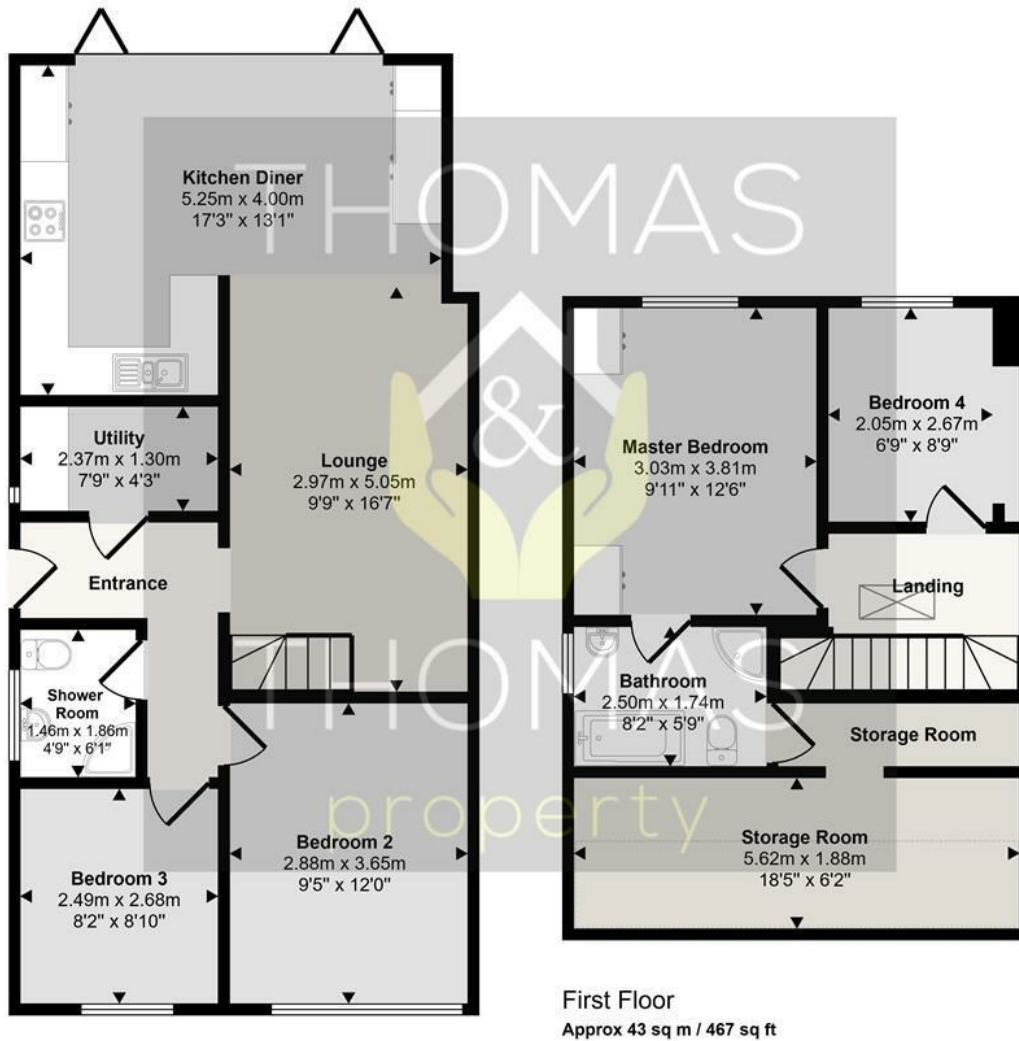
Upstairs, the property offers two further bedrooms, the master also benefiting from a large en suite with shower and separate bath. The eaves have been turned into an insulated storage space to really maximise space.

To the front of the property is a large driveway, currently housing three cars and a motorhome, so plenty of parking for all.

No expense has been spared on the quality of this home, including underfloor heating and air con to navigate through all weathers. Offering the perfect blend of modern renovation, comfortable living, and a desirable location, this impressive semi-detached home is an opportunity not to be missed!

- Beautiful four bedroom dormer bungalow
- Extended and finished to a very high standard
- Large driveway
- Upstairs and downstairs bathroom
- Low maintenance garden with large garage
- Air conditioning & underfloor heating

Approx Gross Internal Area
107 sq m / 1152 sq ft



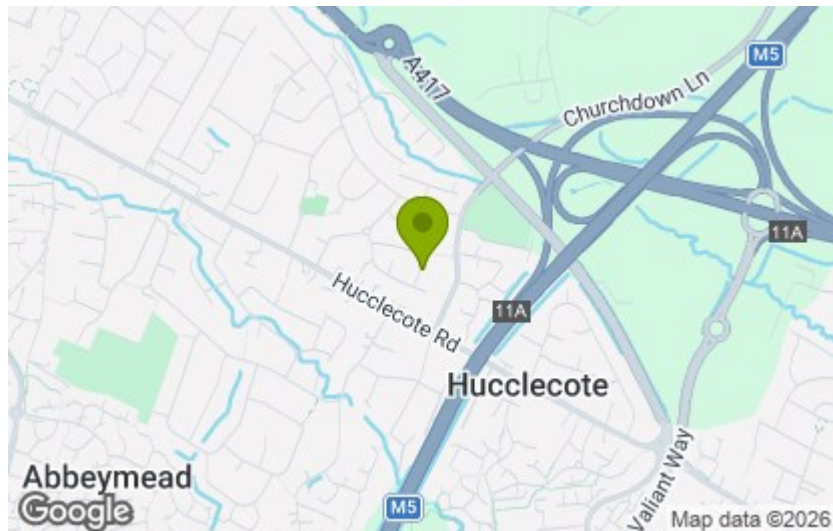
Ground Floor
Approx 64 sq m / 685 sq ft

Denotes head height below 1.5m

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

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



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