



31 Sussex Gardens, Gloucester, GL3 3SP

Asking Price £400,000

This delightful semi-detached family home is a true gem. Set within a small cul-de-sac, the property boasts a generous plot and is chain free, making it an ideal choice for those looking to settle in a highly desirable area with excellent commuter links.

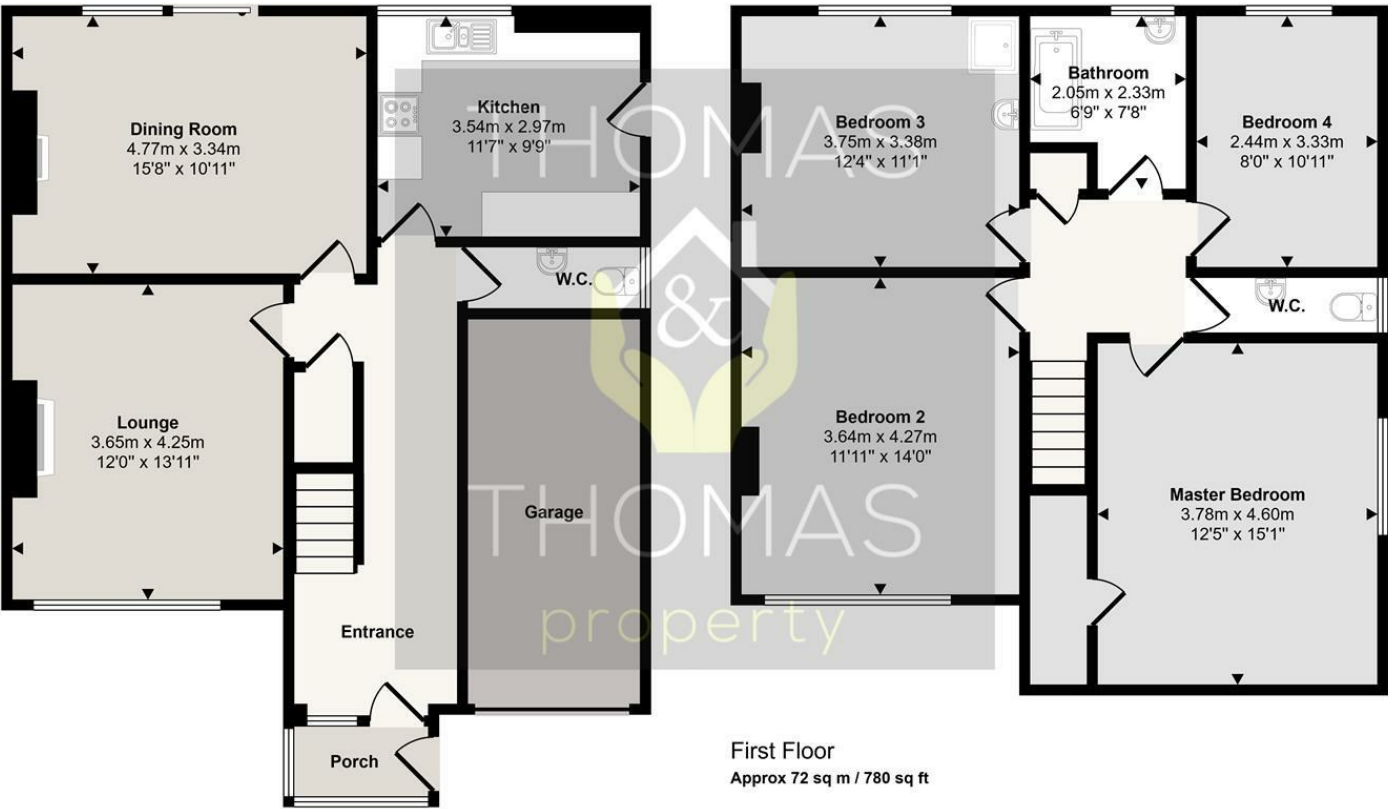
As you step through the spacious entrance hall, you are welcomed into a home that exudes warmth and space. To your left, the inviting living room overlooks the driveway, providing a perfect space for relaxation and family gatherings. The layout of the home is both practical and appealing, with a spacious landing that grants easy access to four generously sized double bedrooms, each bathed in natural light, creating a bright and airy atmosphere.

The heart of the home is undoubtedly the kitchen and dining room that spread across the back seamlessly connecting the home to the garden. This enclosed semi-private outdoor space is laid to lawn, offering a tranquil retreat for outdoor activities or simply enjoying the fresh air. Additionally, a handy shed provides extra storage for gardening tools or outdoor equipment.

With an ample driveway & garage this property ensures convenient living, making it easy for families and guests alike. This semi-detached house is not just a home; it is a lifestyle choice in a sought-after location. Whether you are a growing family or looking for a spacious residence, this property is sure to meet your needs and exceed your expectations. Don't miss the opportunity to make this lovely house your new home.

- Chain free
- Cul-de-sac Location
- 4 Double bedroom
- 2 Large reception room
- Garage & driveway

Approx Gross Internal Area
147 sq m / 1582 sq ft

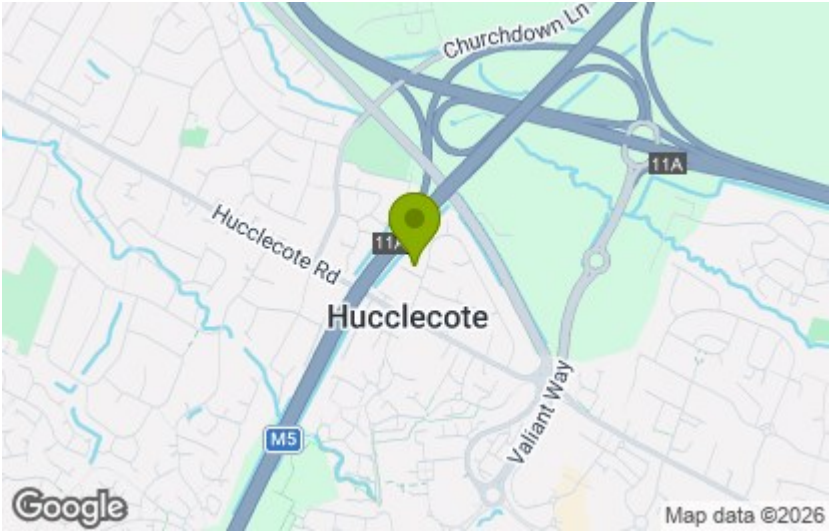


Ground Floor
Approx 75 sq m / 802 sq ft

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	

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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