Fairways, 34 Sims Lane, Quedgeley GL2 3NJ
£470,000
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- Immaculately Presented Throughout • Detached • Four Bedrooms • En-Suite From Master Bedroom • Ample Off Road Parking and Garage • Landscaped Rear Garden • Open and Flexible Accommodation • Located Close To The Canal •

£470,000

Description
Early viewing is very highly recommended for this beautifully presented four bedroom detached home quietly tucked away on Sims Lane. Positioned a stones throw away from the Canal, the property boasts ample off road parking, detached garage, en-suite from the master bedroom and a landscaped, enclosed rear garden.

Sims Lane
Quietly located on Sims Lane, the double gated entrance opens from the lane offering generous parking along with a detached garage. An electric door provides internal access, with power and lighting offered internally. Entering the property via the front door, the entrance hall offers access to both the master bedroom, boasting an en suite, the second and forth bedrooms, and family bathroom. The living room provides stunning bi-folding doors opening out onto the conservatory, impressively spanning the entire width of the property. The open plan kitchen - dining room continues the open feel to the property, further leading the the porch and utility room. The light and airy third bedroom can be found on the first floor, along with the additional shower room. Positioned privately, the rear garden is fully enclosed with various levels throughout. It has been beautifully landscaped and would suit a keen gardener wanting to continue with this flourishing space. The property has been modernised to a high standard by the current owners and should not be discounted by anyone looking for a home offering flexible living accommodation.

Location
Fairways is perfectly tucked away down Sims Lane, on the cusp of the Canal. Located within the sought after suburb of Quedgeley a short distance from various amenities to include a large Tesco and Aldi superstores, Post Office, Shopping Outlets, Eateries in addition to both primary and secondary schools and transportation links. Situated approximately 5 miles from Gloucester City Centre the location is ideal for both Professionals and Families alike.

Local Authority & Services
Gloucester City Council - Tax Band D.
Mains electric, gas, water and septic tank.

Tenure
Freehold.

Energy Performance Rating
The current Energy Performance Rating is C70 with the potential of C80.
Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc., which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order.