



## 117b Barnwood Avenue

Barnwood, Gloucester, GL4 3AQ

**Guide price £500,000**



We are thrilled to introduce to the market this impressive five double bedroom detached family home, ideally situated in a highly sought-after cul-de-sac in Barnwood. This expansive property spans three floors and is designed to accommodate a large family with ample comfort and privacy. This property is a rare find with its combination of size, privacy, and location. It offers the perfect canvas for a growing family to make their own, with plenty of room to personalize and expand. Being sold with no onward chain, we advise early viewing to fully appreciate what this substantial family home has to offer.



**Entrance Porch 4'1" x 4'0" (1.25 x 1.24)**

Approached via Upvc double glazed front door, door to garage & also hallway.

**Entrance Hallway 14'9" x 4'11" (4.52 x 1.50)**

Approached via door, radiator, power point, stairs leading to first floor, doors to ground floor shower room, lounge & kitchen.

**Ground Floor Shower Room 8'4" x 8'0" (2.55 x 2.44)**

Upvc frosted double glazed window to side, walk in open shower with tiled walls, low level wc & pedestal wash hand basin, tiled flooring, radiator, storage cupboard.

**Lounge 16'0" x 11'11" (4.90 x 3.65)**

Upvc double glazed windows to front, television point, radiator, power points, opening through too:

**Dining Area 11'11" x 11'11" (3.65 x 3.65)**

Upvc double glazed sliding doors to rear, radiator, power points. Door too:

**Kitchen 13'7" x 8'9" (4.16 x 2.69)**

Upvc double glazed windows to rear & door to side, eye & base level units with roll edge work tops, sink/drain, electric double oven with induction hob & hood, space for appliances, radiator, power points, laminate flooring.

**First Floor Landing 8'0" x 5'11" (2.45 x 1.81)**

Upvc double glazed window to side, doors to bedrooms 2,3,4,5 & bathroom. Stairs leading to second floor landing.

**Bedroom 2 16'2" x 9'0" (4.93 x 2.76)**

Upvc double glazed windows to front, radiator, power points, door too:

**En-Suite Shower Room 8'5" x 2'6" (2.57 x 0.78)**

Shower cubicle, low level wc & pedestal wash hand basin, towel rail, recessed down lights.

**Bedroom 3 10'7" x 8'7" (3.23 x 2.62)**

Upvc double glazed windows to front, radiator, power points, door too:

**En-Suite Shower Room 8'5" x 2'6" (2.57 x 0.78)**

Shower cubicle. low level wc & pedestal wash hand basin, towel rail, recessed down light.

**Bedroom 4 12'0" x 10'9" (3.67 x 3.29)**

Upvc double glazed windows to rear, radiator, power points.

**Bedroom 5 8'9" x 8'2" (2.69 x 2.49)**

Upvc double glazed windows to rear, radiator, power points.

**Bathroom 8'10" x 6'1" (2.70 x 1.87)**

Upvc double glazed window to side, freestanding bath, low level wc & pedestal wash hand basin, heated towel rail, mirror.

**Second Floor Landing 9'3" x 7'6" (2.82 x 2.30)**

Boiler, door through too:

**Bedroom 1 15'11" x 14'11" (4.87 x 4.57)**

Two velux windows to rear, two radiators, power points, recessed down lights, eaves storage space, door too:

**Dressing Room 11'2" x 7'2" (3.41 x 2.19)**

Two velux windows to rear, radiator, power points.

**Rear Garden**

A fantastic size garden which is partly paved, mainly laid to lawn, shed, cold water tap, gated side access.

**Garage**

Up & over door with power & lighting.

**Tenure**

Freehold.

**Services**

Mains water, gas, electricity & drainage.

**Local Authority**

Gloucester City Council- Band D

**Awaiting Vendor Approval**

Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	78
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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