



51 Cherston Court

Barnwood, Gloucester, GL4 3LE

Offers in excess of £485,000



We are thrilled to introduce to the market this cherished detached family home, situated on a corner plot in the highly coveted cul-de-sac of Cherston Court, one of Gloucester's most prestigious addresses. This property presents a rare opportunity for buyers looking to imprint their personal style on a generously sized home with expansive outdoor spaces.

This property is perfect for families seeking a substantial home with the potential to remodel and enhance according to their own preferences. With its prime location and significant outdoor space, this home offers both the lifestyle of a quiet residential area and the convenience of easy access to Gloucester's amenities, including schools, shops, and transport links.

Don't let this unique opportunity pass you by. Early viewing is advised to fully appreciate the potential and space offered by this wonderful home. Contact us today to arrange your visit and take the first step towards making this dream property your own.



Entrance Porch 4'6" x 4'5" (1.39 x 1.36)

Approached via Upvc double glazed front door, Upvc double glazed windows to both sides, tiled flooring, door through to:

Entrance Hallway 17'5" x 5'1" (5.32 x 1.56)

Radiator, power points, alarm system, central heating thermostat, stairs leading to first floor, doors leading to cloakroom, study, lounge/diner & conservatory.

Cloakroom 8'6" x 2'10" (2.61 x 0.87)

Upvc double glazed frosted window to side, low level wc & pedestal wash hand basin, tiled walls, radiator.

Study 11'1" x 8'5" (3.40 x 2.57)

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

Lounge/Diner 27'2" x 12'6" (8.29 x 3.82)

Upvc double glazed windows to front & sliding doors to rear, two radiators, power points, television point, gas feature fire place.

Conservatory 21'7" x 10'7" (6.59 x 3.23)

Upvc double glazed sliding doors to rear, Upvc double glazed windows throughout, pvc roof.

Kitchen 13'9" x 9'0" (4.21 x 2.76)

Upvc double glazed windows to rear, Upvc double glazed door to side, eye & base level units with marble work tops, sink/drain, electric double oven with separate gas hob & hood, tiled flooring, radiator, power points, recessed down lights, built in dishwasher.

First Floor Landing 10'4" x 5'11" (3.17 x 1.82)

Upvc double glazed window to side, access to loft via hatch, doors to all rooms.

Bedroom 1 13'11" x 11'3" (4.25 x 3.44)

Upvc double glazed windows to front, radiator, power points, built in wardrobe, shower cubicle & wash hand basin.

Bedroom 2 14'4" x 12'5" (4.39 x 3.80)

Upvc double glazed windows to front, radiator, power points, built in wardrobes.

Bedroom 3 12'2" x 9'8" (3.73 x 2.96)

Upvc double glazed windows to rear, radiator, power points, built in wardrobes.

Bedroom 4 7'8" x 7'3" (2.34 x 2.23)

Upvc double glazed windows to rear, radiator, power points, built in wardrobes, cupboard housing combination boiler.

Shower Room 8'10" x 5'6" (2.70 x 1.69)

Upvc frosted double glazed windows to side, shower cubicle, low level wc & pedestal wash hand basin, towel rail, heated towel rail.

Outside

To the rear & side we have fantastic gardens which are mainly laid to lawn, selection of flower & shrub borders, shed, conifer trees, cold water tap, gated side access on both sides. Door too:

Double Garage With Utility Room

Up & over door to both sides with power & lighting. Utility area benefits from plumbing for washing machine & also tumble dryer. Space for a fridge/freezer.

Tenure

Freehold.

Local Authority

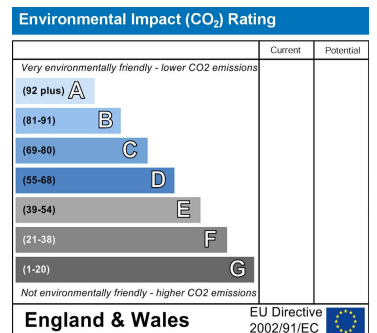
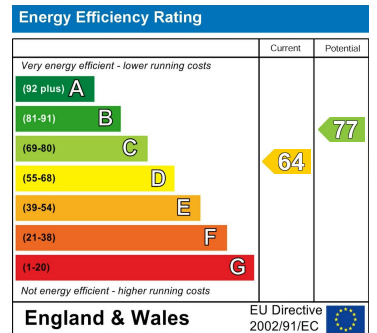
Gloucester City Council- Band E

Services

Mains water, gas, electricity & drainage.

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.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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