



2 Robinswood Hill Farm

Gloucester, GL4 6TJ

Offers in excess of £535,000









We are delighted to welcome to the market this beautifully presented detached property located off a private road, within sight of Robinswood Hill Country Park.

This spacious home is perfect for a growing family looking for their forever home, and we strongly advise early viewing.

The ground floor features an entrance hallway, cloakroom, lounge, study, kitchen/diner, and utility room. On the first floor, there are three double bedrooms, including one with an en-suite, and an additional bathroom. The top floor boasts two further double bedrooms and another bathroom.

Outside, the property offers an enclosed rear garden, along with a garage and parking.



Entrance Hallway

Approached via Upvc double glazed front door, radiator, power points, stairs to first floor with under stairs storage space, doors to cloakroom, study, lounge & kitchen/diner.

Cloakroom

Low level wc & pedestal wash hand basin.

Study 11'11 x 8'10 (3.63m x 2.69m)

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

Lounge 14'9 x 12'0 (4.50m x 3.66m)

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

Open Plan Kitchen/Diner 28'0 x 9'6 (8.53m x 2.90m)

Upvc double glazed windows & sliding doors to rear, eye & base level units with roll edge work tops, sink/drainer, electric oven with separate induction hob & hood, integral dishwasher & microwave. Space for fridge/freezer, tiled flooring, radiator, power points. Door to:

Utility Room 7'0 x 2'11 (2.13m x 0.89m)

Base level units with roll edge work surfaces, plumbing for washing machine & tumble dryer, tiled flooring.

First Floor Landing

Upvc double glazed window to front, airing cupboard, stairs to second floor landing. Doors to bedrooms 1,2,5 & bathroom.

Bedroom 1 18'4 x 12'1 (5.59m x 3.68m)

Upvc double glazed windows to front, built in dressing area, radiator, power points, door to:

Fn-Suite

Upvc frosted double glazed windows to rear, shower cubicle, low level wc & pedestal wash hand basin, partly tiled walls, recessed down lights, towel rail.

Bedroom 2 13'9 x 9'2 (4.19m x 2.79m)

Upvc double glazed windows to rear, radiator, power points, door to:

Jack & Jill Bathroom 10'4 x 6'6 (3.15m x 1.98m)

Upvc double glazed windows to rear, panelled bath, low level wc & pedestal wash hand basin, partly tiled walls, radiator.

Bedroom 5 10'6 x 9'2 (3.20m x 2.79m)

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

Second Floor Landing

Doors to bedrooms 3.4 & bathroom.

Bedroom 3 19'5 x 10'1 (5.92m x 3.07m)

Upvc double glazed window to front & velux window to rear, built in wardrobes, radiator, power points, eaves storage.

Bedroom 4 19'5 x 10'2 (5.92m x 3.10m)

Upvc double glazed window to front & velux window to rear, radiator, power points.

Shower Room

Velux window to rear, shower cubicle, low level wc & pedestal wash hand basin, partly tiled walls.

Rear Garden

An enclosed area which is partly paved with an area laid to lawn, cold water tap, gated side access. Door to:

Garage

Up & over door with power & lighting.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

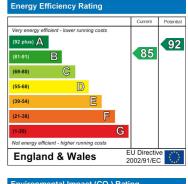
Local Authority

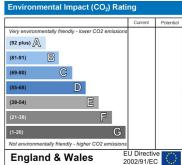
Gloucester City Council- Band F

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.







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