



164 Tuffley Avenue

Gloucester, GL1 5NS

Offers in excess of £800,000



Murdock & Wasley Estate Agents are thrilled to present this exceptional and rarely available executive four-bedroom detached family home. Situated in a highly sought-after location, this substantial residence offers the perfect blend of convenience and luxury, with easy access to top-achieving schools, excellent transport links, and a wealth of local amenities.

Spanning over 2,600 sq. ft., this stunning property boasts an impressive and versatile layout, designed to accommodate the needs of modern family living. With five well-proportioned reception rooms, there is an abundance of space for both relaxation and entertaining. Two of the four generously sized bedrooms benefit from private en-suite bathrooms, enhancing the home's sense of comfort and sophistication.

The property is approached via a sweeping driveway, secured by private gates, offering a grand and exclusive entrance. Externally, the home features beautifully maintained wraparound gardens, a tandem garage, and a collection of brick-built outbuildings, presenting exciting potential for future development, subject to planning permission.



Entrance Hall

Accessed via double wooden doors, parquet flooring, power points, radiator, stairs to first floor landing, dado rail, coving, rear aspect upvc double glazed window and doors. Doors lead off:

Cloakroom

Low level wc, vanity wash hand basin with mixer tap over and storage below, shaver point, partly tiled walls, vinyl flooring, coving, front aspect upvc double glazed window.

Kitchen/ Breakfast Room

Range of base, wall and drawer mounted units, Quartz worksurfaces, stainless steel sink unit with a mixer tap over. Appliance points, power points, Range cooker with extractor hood over, integral dishwasher, breakfast bar with seating around and storage below. Glass decorative cabinets, bespoke media cabinet, two radiators, tiled flooring, side aspect upvc double glazed windows and doors. Door to:

Utility

Base and wall mounted units, Quartz worksurfaces. Appliance points, power points, space for washing machine, tumbler drier and American fridge/ freezer. Tiled flooring, front and side aspect upvc double glazed windows, door to outside.

Dining Room

Space for large dining table, power points, two radiators, dado rail, picture rail, coving, parquet flooring, door to under stairs storage cupboard, rear aspect upvc double glazed windows.

Lounge

Tv point, telephone point, power points, coving, dado rail, three radiators, feature fireplace, rear aspect upvc double glazed bay window with a beautiful view over the rear garden. Door to:

Sitting Room

Power points, radiator, coving, dado rail, front aspect upvc double glazed window. Opening to:

Conservatory

Of upvc construction with a glass roof, power points, radiator, double doors to the garden.

Study

Power points, radiator, base and wall mounted units, side aspect upvc double glazed window.

Landing

Power points, dado rail, coving, access to large fully boarded loft space with drop down ladder and potential to convert (subject to permissions), rear aspect upvc double glazed window. Doors lead off:

Master Bedroom

Tv point, power points, radiator, coving, built in bedroom furniture, rear aspect upvc double glazed bay window. Opening to:

Dressing Room

Power points, radiator, coving, built in wardrobes and drawers, rear aspect upvc double glazed window. Door to:

En-Suite

Suite comprising corner shower cubicle, low level wc, pedestal wash hand basin, wall mounted units, partly tiled walls, coving, inset ceiling spotlights, storage cupboard with shelving, front aspect upvc double glazed window.

Bedroom Two

Power points, radiator, coving, rear aspect upvc double glazed bay window. Door to:

En-Suite

Suite comprising step in shower cubicle with shower off the mains, vanity wash hand basin, low level wc, partly tiled walls, coving, inset ceiling spotlights.

Bedroom Three

Power points, radiator, coving, built in wardrobes and drawers, front aspect upvc double glazed window.

Bedroom Four

Power points, radiator, coving, built in wardrobes and drawers, front aspect upvc double glazed window.

Bathroom

Suite comprising corner bath, step in double shower cubicle with shower off the mains, low level wc, vanity wash hand basin with storage below and mixer tap over, coving, partly tiled walls, two side aspect upvc double glazed windows.

Airing Cupboard

Gas fired combination boiler, pressurised cylinder, side aspect upvc double glazed window.

Outside

At the front of the property, double gates create a grand entrance, leading to a spacious block-paved driveway with ample off-road parking for multiple vehicles. The area is fully enclosed by low-level brick walling, wooden panel fencing, and mature hedging, ensuring both privacy and charm.

Tandem Garage

Accessed via two up 'n' over doors with power and lighting.

To the side of the property, a charming block-paved courtyard offers a tranquil retreat, surrounded by an array of mature flower beds that add bursts of colour and fragrance throughout the seasons. A sturdy wooden pergola provides a shaded seating area, perfect for relaxing outdoors. Adding to the space's versatility, a solid brick-built outbuilding, complete with power, lighting, and a convenient toilet, sits neatly to one side. With the necessary permissions, this structure could be effortlessly transformed into a self-contained annex or a stylish home office.

At the rear of the property, a generously sized garden provides the perfect blend of relaxation and entertainment. A spacious flagstone patio offers ample room for outdoor seating and dining, making it ideal for social gatherings. This steps down to a well-maintained, flat lawn, fully enclosed by mature trees, lush hedging, and vibrant flower borders, creating a private and picturesque setting. A charming pergola adds a shaded retreat, perfect for unwinding beneath on warm days.

Agents Note

- We are advised that the property previously suffered from subsidence in 2018. This was due to a neighbouring property removing a large tree. This issue was fully resolved by insurance with a guarantee.

Tenure

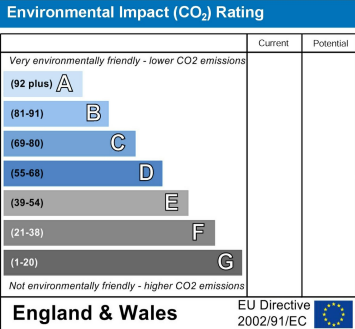
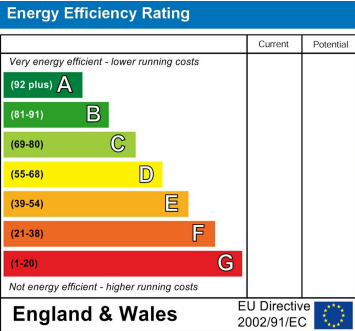
Freehold

Local Authority

Gloucester City Council
Council Tax Band: G

Services

Mains water, gas, electricity and drainage.



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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