



R B WALTERS ESTATE AGENTS

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Highfield Road, Gloucester, GL4 4SY.

It is difficult to know where to start with a property of this nature as it genuinely offers something for everyone. Having been extensively improved and extended it now provides a superb level of accommodation to satisfy large families, those needing to work from home and even people with older dependents or needing ground floor facilities. There is a good size South facing rear garden, workshop and parking for 3 cars.

Extensively Extended and Improved

Three Bathrooms and a Cloakroom

Two Office/Study Rooms

Detached Workshop

Spacious and Light Throughout

6 Bedrooms

Open Plan Kitchen/Dining Room

South Facing Rear Garden

Off Road Parking 3 Cars

Ground Floor Bedroom with En Suite

Offers in the Region Of £375,000

Entrance Hall

Laminate flooring, upright radiator and door to office.

Office/Study 7' 9" x 7' 5" (2.36m x 2.26m)

Double glazed window, laminate flooring, built in double storage cupboard.

Main Hallway

Laminate flooring, under stairs storage, built in double storage cupboard.

Bedroom 13' 9" x 8' 7" (4.19m x 2.61m)

Double glazed window, radiator.

En Suite Shower Room

Double glazed window, tiled walls, walk in double shower, w.c, vanity unit with wash hand basin, heated towel rail and built-in seat with storage box under.

Utility Room 10' 5" x 5' 5" (3.17m x 1.65m)

Double glazed window, built in storage cupboards, worktop space, plumbing and space for washing machine and tumble dryer, Butler sink, radiator.

Cloakroom

Radiator, part tiled walls, extractor, vanity unit with wash hand basin, w.c.

Snug/Second Office 10' 5" x 6' 5" (3.17m x 1.95m)

French doors to the patio and radiator.

Lounge 14' 9" x 9' 11" (4.49m x 3.02m)

Double glazed window, wall mounted electric fire with wooden shelf and surround.

Kitchen/Diner 18' 5" x 18' 2" (5.61m x 5.53m)

Wall of double-glazed windows and French doors to the rear garden, laminate floor, extensive range of cupboards, storage units, drawers and pan drawers with centre island, granite work surfaces, integrated double oven, microwave, twin refrigerators, freeze, dishwasher and sink unit.

Landing

Double glazed window, dual loft access.

Bedroom 12' 3" x 9' 11" (3.73m x 3.02m)

Double glazed window with views towards Robinswood Hill, radiator.

En Suite Shower Room

Tiled floor, part tiled walls, extractor, walk in double shower with shower jets, overhead shower and digital display, w.c, vanity unit with wash hand basin.

Bedroom 9' 11" x 9' 7" (3.02m x 2.92m)

Double glazed window, radiator.

Bedroom 10' 6" x 8' 5" (3.20m x 2.56m)

Double glazed window with views towards Robinswood Hill and radiator.

Bedroom 9' 0" x 8' 0" (2.74m x 2.44m)

Double glazed window with views towards Robinswood Hill and radiator.

Bedroom 7' 4" x 7' 1" (2.23m x 2.16m)

Double glazed window and radiator.

Bathroom

Double glazed window, tiled walls, heated towel rail, bath with shower fitment and folding shower screen, w.c, wash hand basin, extractor.

Outside

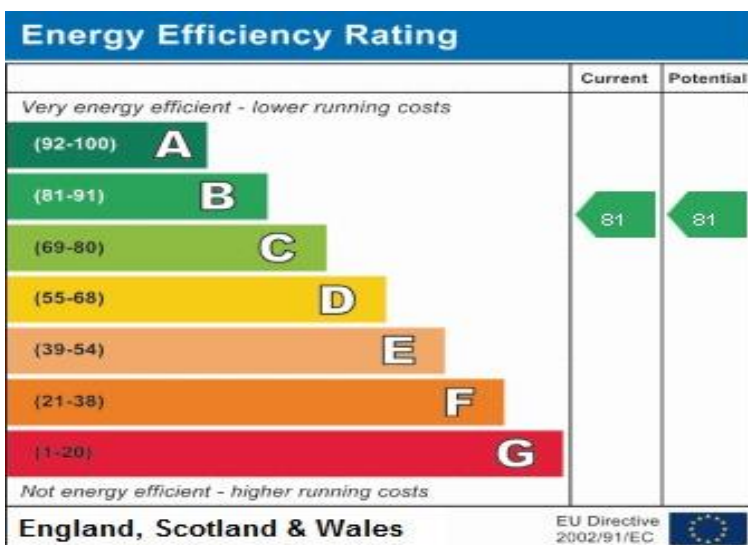
The front drive is block paved with ample parking for 3 cars and a small area of lawn. There is side access to a storeroom from which access can be gained via a further door to the Utility.

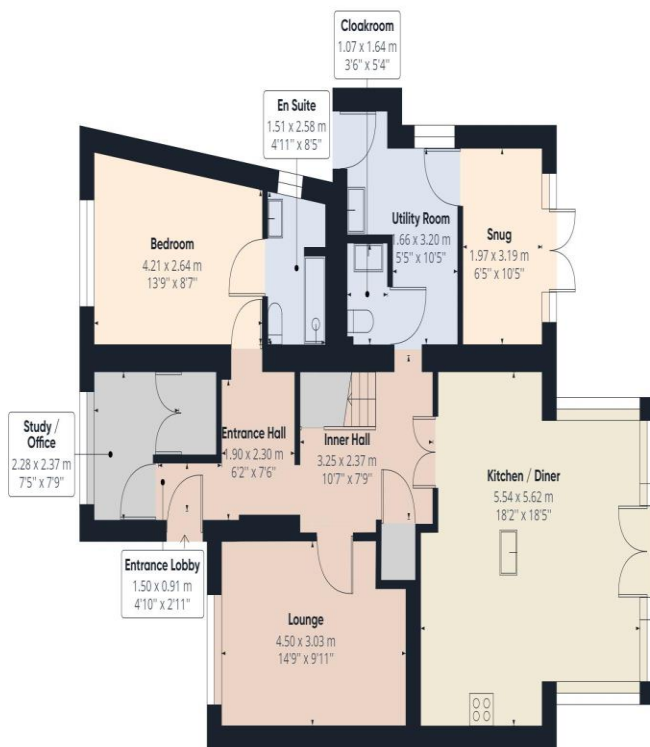
Rear Garden

The garden is enclosed and enjoys almost total privacy backing onto allotments. Enjoying a Southerly aspect there is a patio area, play area which has been fitted with artificial grass and then a further area of garden which is currently used for storage and a chicken coop.

Workshop

Detached building with up and over door.



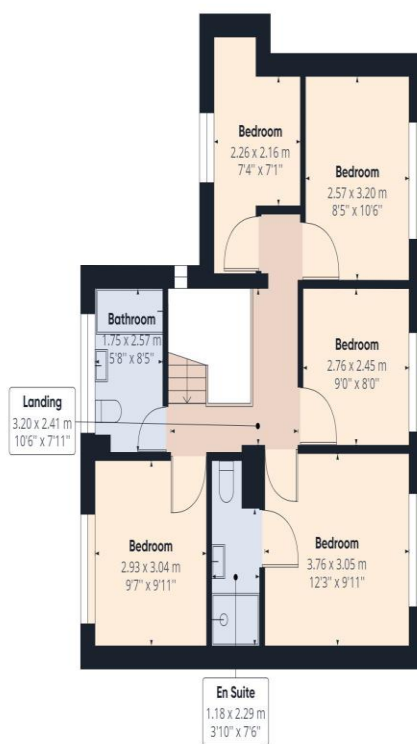


Ground Floor Building 1

Approximate total area⁽¹⁾

1641.26 ft²

152.48 m²



Floor 1 Building 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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