



**R B WALTERS**  
ESTATE AGENTS



*58, Newstead Road, Barnwood, Gloucester,  
Gloucestershire, GL4 3TQ.*

*Offers in the Region Of*



Beautifully positioned family home with double garage at the end of this sought after no through road in a popular location close to good schools.

For those who appreciate a welcoming hallway you will enjoy stepping inside this well presented detached house and there is much more to like and see as you wander around. The accommodation has been exceptionally maintained by the current owners with stylish flooring, doors and blinds throughout.

The ground floor has a good size lounge, separate dining room, kitchen, utility room and cloakroom, whilst upstairs there are four generous bedrooms, the master having an en suite shower and also a family bathroom. Outside the driveway provides parking for 3 or 4 cars and leads to the double garage with electric roller door. The rear garden is completely private and well maintained with a good size patio, lawn and side access as well as direct access to the garage.

Located within walking distance of Barnwood Park school, the Arboretum and within easy access of the City centre, hospital, train and bus stations as well as the M5 motorway.

### Services

Mains Gas Central Heating

Mains Electric

Mains Water (metered)

Mains Drainage

Fibre Broadband to the Cabinet Available

### Entrance Hall

### Cloakroom

### Lounge

18' 10" x 11' 3" (5.74m x 3.43m)

### Dining Room

11' 4" x 8' 10" (3.45m x 2.69m)

### Kitchen

11' 2" x 9' 5" (3.40m x 2.87m)

### Utility Room

6' 2" x 6' 1" (1.88m x 1.85m)

### First Floor Landing

### Bedroom

10' 7" x 9' 10" (3.22m x 2.99m)





### *En Suite Shower*

7' 7" x 3' 3" (2.31m x 0.99m)

### *Bedroom*

11' 6" x 8' 7" (3.50m x 2.61m)

### *Bedroom*

11' 6" x 7' 2" (3.50m x 2.18m)

### *Bedroom*

9' 8" x 6' 9" (2.94m x 2.06m)

### *Bathroom*

8' 4" x 6' 5" (2.54m x 1.95m)

### *Outside*

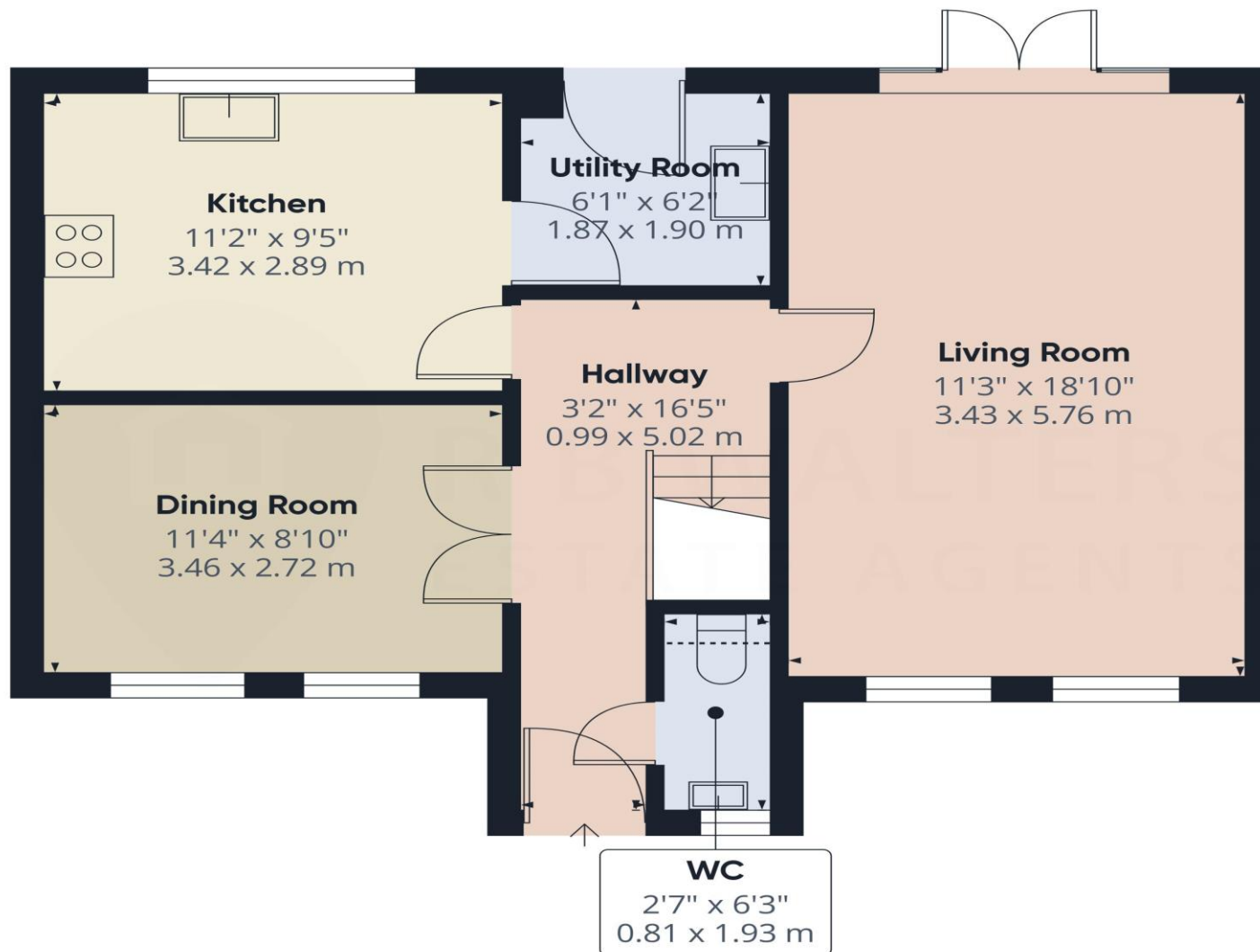
### *Driveway Parking 3/4 Cars*

### *Double Garage*

18' 1" x 17' 10" (5.51m x 5.43m)

### *Rear Garden*





Ground Floor Building 1



**Approximate total area<sup>(1)</sup>**

566 ft<sup>2</sup>  
52.6 m<sup>2</sup>

**Reduced headroom**

2 ft<sup>2</sup>  
0.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**

R B Walters Estate Agents Office  
Tel: 01452 260993

Suite 8 The Business Centre Innsworth Technology Park Gloucester GL3 1DL  
enquiries@rbwalters.co.uk  
www.rbwaltersestateagents.co.uk