



R B WALTERS
ESTATE AGENTS



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*Well Cross Road, Gloucester,
Gloucestershire, GL4 6SN.*

Offers in the Region Of

This spacious home has been extended to the rear and provides good living space with a larger than expected rear garden and off road parking for 6/7 vehicles as well as a garage.

Located in a quiet residential road, close to Robinswood Hill and being particularly convenient for the grammar schools at Crypt and Ribston Hall this well-presented detached house is sure to attract a lot of interest.

Well set back away from the road the welcoming hallway gives leads to a spacious lounge with feature wood burning stove. There is a separate dining room, further sitting room or spacious office, kitchen and cloakroom. Upstairs there are four generous bedrooms with the master having an ensuite shower room and a good size family bathroom complete with bath and separate shower. The garage is plumbed for a washing machine and the driveway provides plenty of space for multiple vehicles whilst the rear garden is of particularly good size with a large area of lawn, attractive patio seating area and enjoys almost total privacy with a West facing aspect.

The property is being sold with the benefit of no onward chain and is an excellent opportunity for anyone needing plenty of space both internally and externally in a location convenient for good schools, the city centre and surrounding area.

Services

Mains Water (not metered) and Mains Drainage

Mains Gas Central Heating

Mains Electric

Fibre Broadband to the Cabinet Available

Entrance Hall

Cloakroom

Lounge

17' 0" x 15' 3" (5.18m x 4.64m)

Kitchen/Breakfast Room

15' 5" x 8' 2" (4.70m x 2.49m)

Dining Room

13' 5" x 11' 4" (4.09m x 3.45m)

Sitting Room/Office

11' 3" x 9' 10" (3.43m x 2.99m)

First Floor Landing





Bedroom

13' 2" x 10' 7" (4.01m x 3.22m)

Ensuite

4' 11" x 3' 4" (1.50m x 1.02m)

Bedroom

17' 8" x 8' 11" (5.38m x 2.72m)

Bedroom

11' 2" x 9' 9" (3.40m x 2.97m)

Bedroom

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

Bathroom

12' 1" x 5' 5" (3.68m x 1.65m)

Outside

Driveway Parking For 6/7 Cars



Garage

18' 0" x 8' 7" (5.48m x 2.61m)

Rear Garden



Approximate total area^m
949 ft²
88.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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