



R B WALTERS
ESTATE AGENTS



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*Estcourt Road, Gloucester,
Gloucestershire, GL1 3LW.*

£635,000

Located on one of Gloucester's premier roads this stunning home has a superb rear extension and loft conversion providing 'wish list' style accommodation with a large rear garden, garden room, garage/workshop and plenty of parking.

Properties of this style and in this location are highly sought after and this gem of a home is certainly going to be that. The spacious accommodation has been extremely well maintained and the alterations have created a wonderful blend of modern taste and convenience with more traditional character and charm.

Each room offers exceptionally light living space with a good size lounge and feature kitchen/ dining and family room which measures 23ft x 21ft on the ground floor. Upstairs there are 3 generous bedrooms and a family bathroom whilst the top floor has a fantastic master suite which has French doors and Juliet balcony overlooking the garden and an ensuite. The rear garden is of good proportions with attractive seating areas and mood lighting making it an ideal space for al fresco dining and entertaining.

The front drive provides ample parking for several cars and leads down the side of the house to the rear where there is a garage/workshop. A further feature is the garden room which is situated to the rear of the garden and has power and light and makes for an ideal home office, gym or base from which to run a small business.

Estcourt Road provides easy access to the city centre where there is a main line train station and hospital as well as Gloucester Docks. An abundance of good schools are all within close proximity including Kings, Denmark Road, Sir Thomas Rich's and Longlevens whilst the M5 motorway is about 10 minutes drive and Cheltenham slightly further away.

Services

Mains Gas Central Heating, Electric, Mains Water and Drainage, Broadband Available

Entrance Hall

Cloakroom

4' 7" x 2' 8" (1.40m x 0.81m)

Lounge

14' 10" x 12' 6" (4.52m x 3.81m)

Kitchen/Dining/Family Room

23' 3" x 20' 10" (7.08m x 6.35m)

First Floor Landing

Bedroom

14' 7" x 12' 0" (4.44m x 3.65m)

Bedroom

12' 10" x 12' 4" (3.91m x 3.76m)

Bedroom

8' 11" x 8' 10" (2.72m x 2.69m)





Bathroom

9' 8" x 7' 11" (2.94m x 2.41m)

Second Floor

Bedroom

25' 9" x 11' 0" (7.84m x 3.35m)

Ensuite

7' 3" x 3' 5" (2.21m x 1.04m)

Outside

Driveway Parking for Numerous Vehicles

Garage/Workshop

25' 7" x 7' 4" (7.79m x 2.23m)

Rear Garden

Garden Room

17' 0" x 12' 5" (5.18m x 3.78m)





Ground Floor Building 1

Approximate total area⁽¹⁾

800 ft²
74.4 m²

Reduced headroom

2 ft²
0.2 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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