



5 Lady Downe Close, Upton St. Leonards GL4 8BJ
Offers Over £595,000



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• Detached chalet bungalow • Four/five bedrooms • En suite shower room • Low maintenance garden • Versatile accommodation • Large reception/dining hall • Garage • Cul de sac location • Stroud District Council, Tax Band F - £3,153.04 (2024/2025) • EPC Rating C70



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Entrance Hall

Double-glazed obscure window to front elevation, two radiators, stairs to first floor with understairs storage, double-glazed window, and French doors to rear elevation.

Utility Room

Double-glazed door-to-side elevation, space and plumbing for washing machine with roll top laminate work surface over, cupboard housing "Worcester" boiler, tiled flooring, radiator, archway to;

Kitchen

Double-glazed bay window to front elevation, a range of matching wall and base units with roll top laminate work surface over, inset 1 1/2 bowl sink with mixer taps, integrated appliances to include four ring gas hob with extractor hood over, double oven, dishwasher and fridge freezer, tiled splash backs, tiled flooring, inset ceiling spotlights.

Bedroom Two

Double-glazed window to front elevation, radiator.

Bathroom

Double-glazed obscure window to side elevation, bath with shower attachment, separate shower cubicle, wash hand basin, WC, tiled splash backs, radiator, extractor fan.

Bedroom Three

Double-glazed window to rear elevation, built-in double wardrobe, radiator.

Inner Hall

Double-glazed window and French doors to side elevation, radiator.

Bedroom Four/Five/Dining Room

A versatile space that is currently used as a formal dining room but could easily be converted back into two bedrooms. Two double-glazed windows and French doors to side elevations, and two radiators.

Cloakroom

Double-glazed obscure window to front elevation, WC, wash hand basin, tiled splash backs.

Living Room

Two double-glazed windows to side elevations, fireplace with inset gas fire, radiator, double-glazed French doors and windows leading into;

Conservatory

Fully double-glazed with French doors to the rear elevation leading out into the garden, and two radiators.

On the first floor

Master Bedroom

Double-glazed windows to both side elevations, two skylight windows, two radiators, built-in double wardrobe, and eaves storage.

En suite shower room

Double-glazed obscure window to side elevation, shower cubicle, wash hand basin, WC, tiled splash backs, radiator.

Outside

There is a block paved driveway with off-road parking spaces to the front of the property. It has gated side access to both sides of the property that leads to the rear garden. The rear garden is fully enclosed.

Detached Garage

16'10" x 10'0" (5.14 x 3.05)

Up and over door to front elevation, power and lighting. Adjacent to the garage on the left hand side is an open space currently gravelled which could offer space for further storage, if required.

Location

Boasting a thriving local community Upton St Leonards is located approximately four miles from the historic Gloucester City Centre, offering a charming village location. Offering parishioners with a local store and post office, allotments, public house, primary school and community events, including the annual garden show, the highly sought after location provides easy access to both the city centre, Cheltenham and Bristol making it ideal for working professionals, families and those seeking strong transportation links.

Material Information

Tenure: Freehold.

Council Tax Band: Tax Band F

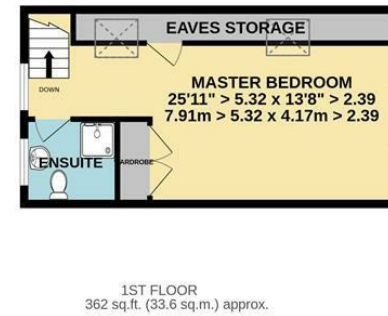
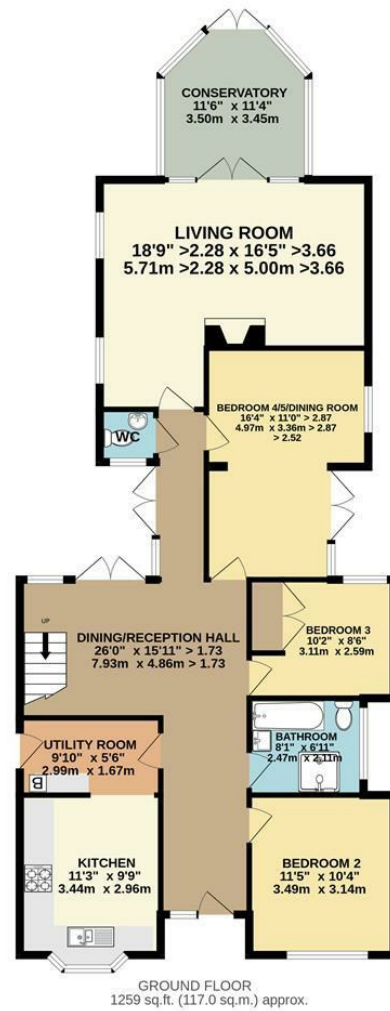
Local Authority and Rates: Stroud District Council; £3,153.04 (2024/2025)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains





TOTAL FLOOR AREA: 1622 sq.ft. (150.6 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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