



Greville Close Sandhurst Road, Gloucester GL2 9RG
Offers Over £475,000



Greville Close Sandhurst Road, Gloucester GL2 9RG

- Immaculately presented executive detached family home
- Four double bedrooms with en-suite to master
- Generous & flexible living accommodation throughout
- Detached double garage with ample off-road parking to the front
- Positioned within a peaceful cul-de-sac location
- EPC rating C69
- Gloucester City Council - Tax Band F (£3,088.30 per annum)



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Entrance Hallway

Spacious hallway provides access to the living room, study, kitchen, downstairs w.c and stairwell leading to the first floor accommodation.

Living Room

Generous sized living room with electric feature fireplace and window overlooking the front aspect.

Kitchen / Dining Room

The open plan room provides convenient space for a dining area which continues to open through to the family room to the rear. The kitchen itself boasts ample worktop and storage space with integrated appliances four ring gas hob, electric oven and dishwasher. Window overlooks the rear aspect whilst the kitchen also provides access to the utility room.

Utility Room

Utility room benefits from an additional sink with further storage below and an integrated washing machine. Door provides access to the side of the property.

Family Room

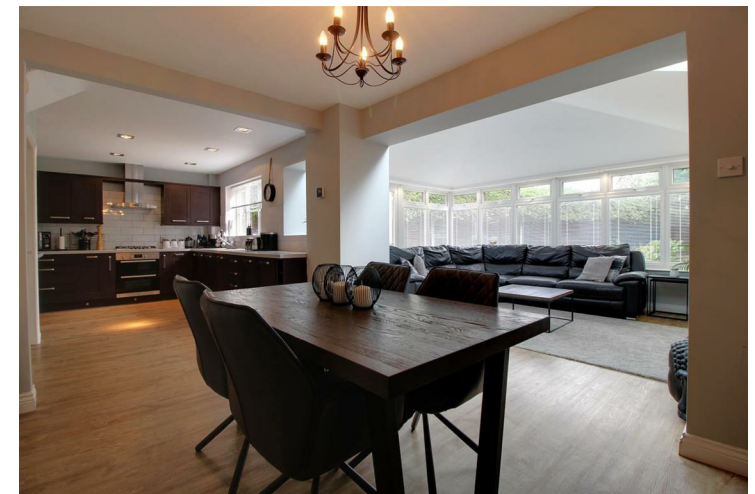
The light and airy provides the perfect additional living space ideally for entertaining guests and for the family to enjoy. Windows overlook the rear garden whilst skylights provide additional light into the room from above. French doors provide access to the garden itself.

Study

Convenient space for a home office with window overlooking the front aspect.

Downstairs W.C

White suite cloakroom comprising of w.c, wash and basin, radiator and window with frosted glass overlooking the side aspect.



Landing

Spacious landing area providing access to all four bedrooms, family bathroom, built-in storage cupboard and to the loft above.

Bedroom One

Double bedroom with built-in wardrobe, window overlooking the rear aspect and access provided to the en-suite.

En-Suite

Modern white suite shower room comprising of w.c, wash hand basin, heated towel rail, shower cubicle and window with frosted glass overlooking the rear aspect.

Bedroom Two

Double bedroom with built-in wardrobe and window overlooking the front aspect.

Bedroom Three

Double bedroom with built-in wardrobe and window overlooking the front aspect.

Bedroom Four

Double bedroom with built-in wardrobe and window overlooking the rear aspect.

Bathroom

Modern white suite family bathroom comprising of w.c, wash hand basin, bath with shower attachment over, built-in

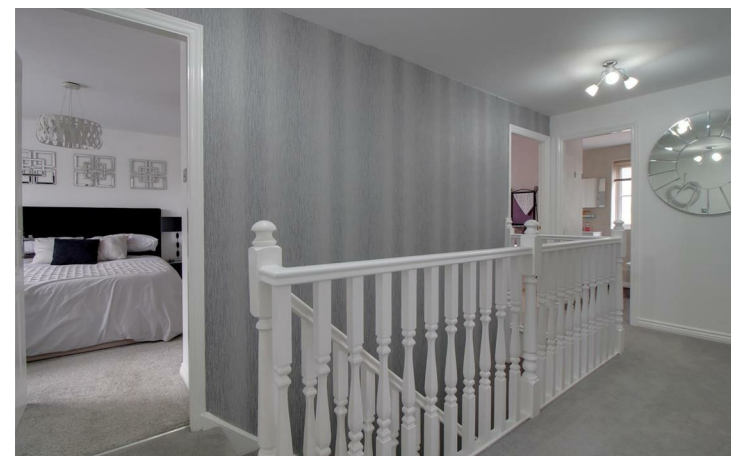
storage cupboard and window with frosted glass overlooking the front aspect.

Outside

To the rear, the property benefits from a spacious and private rear garden with fenced borders to the sides as well as trees and hedgerows around to help create the private space. Patio area provides an ideal space for seating and entertaining before leading onto a lawned area. To the side, additional space for storage and sheds is provided with additional space located behind the double garage with gate leading to the front of the house. The double garage benefits from power and lighting and can be accessed via personal use door to the side and via electric roller doors to the front with off-road parking on the driveway to the front of the garage itself.

Location

The highly sought and peaceful cul-de-sac location of Greville Close is located half a mile and mile respectively from the City Centre and popular Gloucester Quays development. The heart of the suburb provides the home to the Ofsted Outstanding 'Kingsholm Church of England Primary School,' whilst the city provide various secondary and grammar schooling in addition to the private 'King's



Secondary School' making to position highly sought after for families. Whilst a direct line to London Paddington located at the Gloucester Station and accessible routes to both Cheltenham and Bristol along the property to also be favoured by a working professional.

Material Information

Tenure: Freehold.

Local Authority and Rates: Gloucester City Council - Tax Band F (£3,088.30 per annum).

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

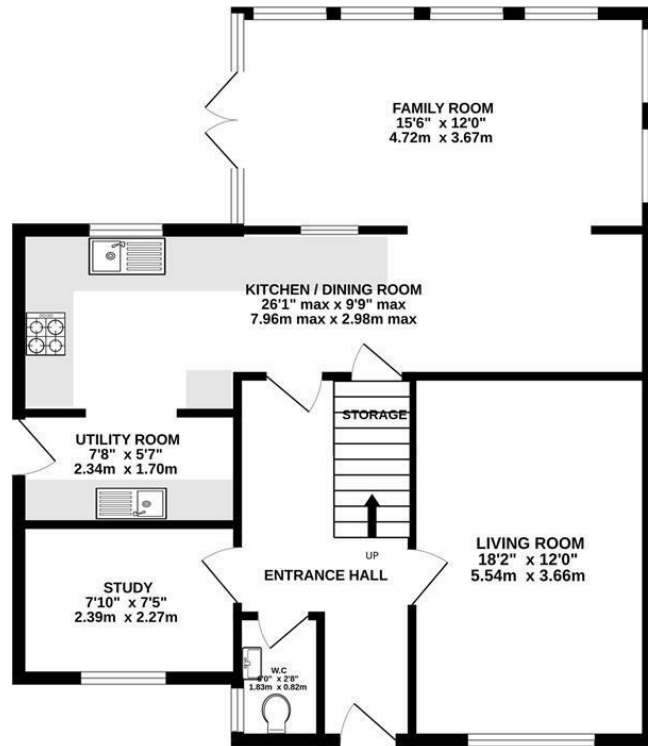
Heating: Gas central heating.

Broadband speed: Basic 13 Mbps, Ultrafast 44 Mbps, Superfast 1000 Mbps download speed. Connection points available in the lounge, study and master bedroom.

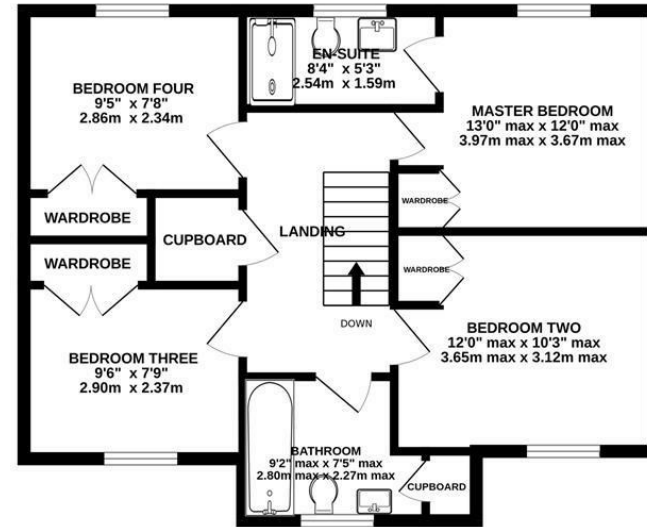
Mobile phone coverage: EE, Three, O2, Vodafone.



GROUND FLOOR
803 sq.ft. (74.6 sq.m.) approx.



1ST FLOOR
598 sq.ft. (55.6 sq.m.) approx.



TOTAL FLOOR AREA : 1401 sq.ft. (130.2 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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