



**Estcourt Road, Gloucester GL1 3LH**  
**£645,000**





## Estcourt Road, Gloucester GL1 3LH

• No onward chain • Charming three bedroom detached family home • Generous & flexible living accommodation with multiple reception rooms • Planning permission to convert the loft into an additional master suite • Private & enclosed mature rear garden • Driveway providing off-road parking for multiple vehicles • EPC rating D55 • Gloucester City Council - Tax Band E (£2,736.28 per annum) 2025/2026

**£645,000**



Unit C Barge Arm East, Gloucester Docks, GL1 2DQ

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### Entrance Porch

Double doors open into the porch providing access to the main entrance hallway.

### Hallway

Spacious hallway, with Parquet wood flooring, provides access to the living room, dining room, study, kitchen and to a storage cupboard located beneath the stairwell.

### Living Room

Characterful living with bay window overlooking the front aspect. The room also benefits from an open fireplace, perfect for the cosy winter months, as well as a built-in bookcase.

### Kitchen

With a blend of modern and characterful features, the extended kitchen provides suitable space for a breakfast table. An abundance of natural light streams into

the room via the window to the rear and the skylight above. Ample worktop and storage space is provided alongside integrated appliances to include fridge, freezer, dishwasher, double Belfast sink and space for a free standing range cooker. Access is also provided to a purpose built pantry style cupboard and to the separate utility room.

### Utility Room

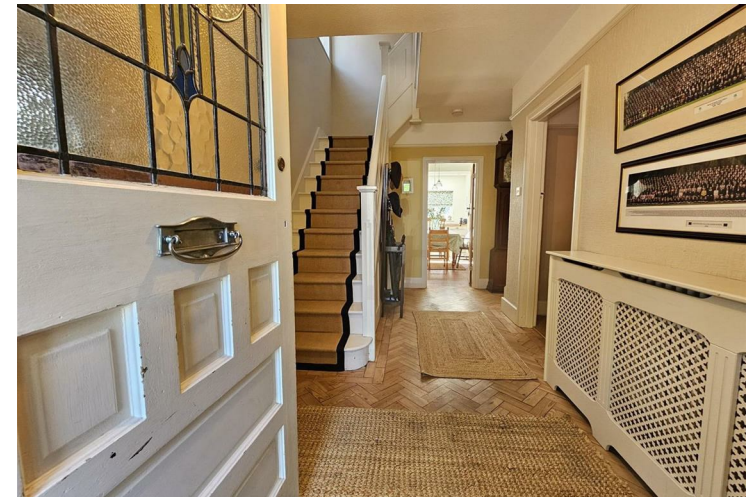
The spacious utility room doubles up as a boat room with ideal space for shoes and coats with seating. Further worktop and storage space is provided with plumbing for an automatic washing and tumble dryer below.

### Downstairs W.C

White suite cloakroom comprising of w.c, wash hand basin and heated towel rail.

### Dining Room

The extended dining room provides a





suitable study area to the rear of the room with French doors providing further access to the rear garden. Log burner continues to create a cosy feel within the home.

### **Study / Bedroom Four**

Formerly part of the garage, it has been adapted to create an ideal home office whilst offering the versatility to be used as a fourth bedroom. Velux window to the side aspect allows natural light into the room.

### **Landing**

Light and airy spacious landing area provides access to all three bedrooms and the family bathroom. Access to the loft is also provided with planning permission granted to create a staircase and convert the space to a master suite with en-suite facilities.

### **Bedroom One**

Double bedroom with bay window overlooking the front aspect.

### **Bedroom Two**

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

### **Bedroom Three**

Double bedroom with window overlooking the front aspect.

### **Bathroom**

Characterful family bathroom comprising w.c, wash hand basin, heated towel rail, shower cubicle and free standing roll top bathtub. Two windows with frosted glass overlook the side and rear aspects.

### **Outside**

To the rear, the property boasts a private south westerly rear garden enclosed with fenced borders with an array of hedgerows and trees helping to create the privacy. Patio area provides suitable space for seating and alfresco dining during the summer months. Mature lawned area offers flowers and planting with suitable space for vegetable plots. The rear garden continues to provide a wild flower area, green house, sheds ideal for storage and a summer house. Gated side access leads to the front of the property where the driveway is found providing off-road parking for multiple vehicles. The driveway also provides electrical points and an EV charger. Part of the garage still remains providing suitable storage space accessed via double doors to the front.

### **Location**

The characterful and favoured residential tree lined setting of Estcourt Road is located half a mile and a mile, respectively, from the City Centre and





popular Gloucester Quays development. With a direct line to London Paddington located at Gloucester Station and accessible routes to both Cheltenham and Bristol, the property would be favoured by a working professional. The Ofsted Outstanding 'Kingsholm Church of England Primary School' alongside the Premiership Rugby ground which holds various events throughout the year are located nearby.

Tenure: Freehold.  
Local Authority and Rates: Gloucester City Council - Tax Band E (£2,736.28 per annum) 2025/2026.  
Electricity supply: Mains.  
Water supply: Mains.  
Sewerage: Mains.  
Heating: Gas central heating.  
Broadband speed: Basic 8 Mbps, Ultrafast 1000 Mbps download speed.

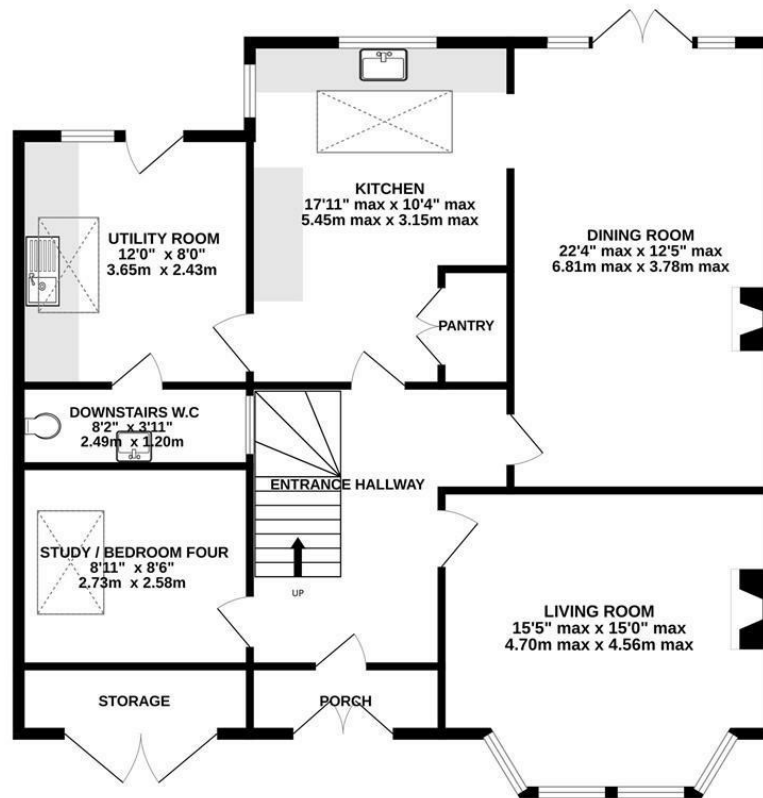
Mobile phone coverage: EE, Three, O2, Vodafone.

### Material Information

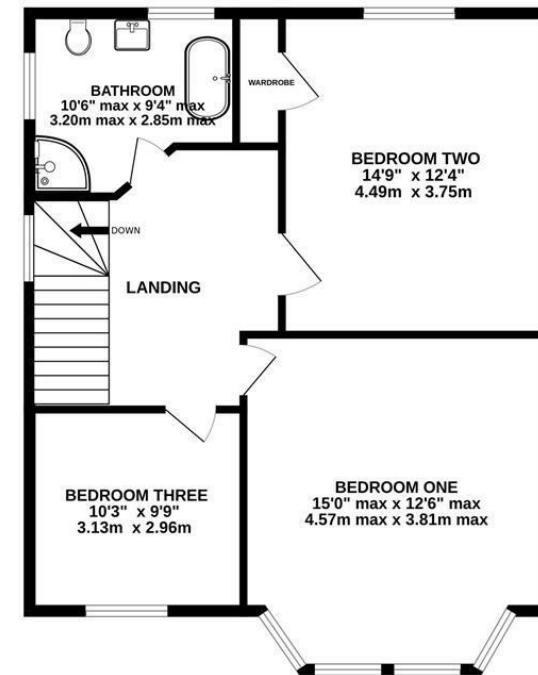




GROUND FLOOR



1ST FLOOR



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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