



25 Cherston Court, Barnwood, Gloucester, GL4 3LE

£459,950

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Farr & Farr Sales Lettings 

**25 Cherston Court, Barnwood,
Gloucester, GL4 3LE**

£459,950

A SURPRISINGLY LARGE DETACHED FAMILY HOME IN A VERY POPULAR RESIDENTIAL CUL DE SAC

Cherston Court is a very popular cul-de-sac of predominantly detached family houses, set just off the Barnwood Road (approx 2 miles to the east of the city centre). Excellent schooling, good shopping and transport links are all close by and access to Cheltenham and the M5 is only a short drive. In the same ownership since new, No. 25 has been beautifully looked after by the owners and offers very good sized accommodation. It has a large extended lounge which adjoins and overlooks the pretty gardens, and backs onto open parkland. Additionally all four bedrooms are doubles and there is a family sized bathroom. On the ground floor, in addition to the lounge, there is a separate dining room, well fitted kitchen, cloakroom and impressive hall. It is double glazed throughout, with gas central heating. To the exterior there is parking to the front for up to four cars, a carport and garage which offers potential for extending. The South Westerly backing rear gardens overlook a stream to parkland beyond. Access to the park is approximately 50 meters from the front door.

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Entrance

Car port extending over UPVC double glazed front door.

Entrance Hall

Light, airy hallway with turning staircase to landing with under stairs cupboards. Double radiator. Intruder alarm.

Cloakroom

With low level WC and wash hand basin.

Sitting Room 19' x 17' (5.77 x 5.18).

Light and spacious lounge with parquet flooring. Fireplace with gas fire, coved ceilings, dimmer switches to ceiling lights, TV point and 3 double radiators. Large double glazed, sliding patio doors to south west facing gardens and 2 additional windows.

Dining Room 11'6 x 9'(3.50 x 2.74).

Parquet flooring, double radiator, Coved ceilings. Serving hatch to kitchen.

Kitchen 11' 0" x 11' 6" (3.35m x 3.50m)

Double drainer stainless steel sink unit with cupboards and drawers below, wall and base units with worktops, vinyl floor, gas point and double radiator, plumbing for washing machine, Gas central heating boiler, extractor fan, door to the side passageway and access to garden.

First Floor Landing

Access to boarded loft with retractable ladder, airing cupboard with factory cylinder and immersion heater.

Bedroom 1 11' 8" x 10' 8" (3.55m x 3.25m)

Built in double wardrobe with sliding doors and built-in safe. Radiator. Views over garden and parkland to rear.

Bedroom 2 11' 8 x 10'3 (3.55 x 3.30)

Built-in double floor to ceiling wardrobe with dressing table unit, radiator.

Bedroom 3 10' 0" x 6' 9" (3.05m x 2.06m)

Radiator. Views to rear.

Bedroom 4 10' 9" x 8' 9" (3.27m x 2.66m)

Radiator.

Bathroom

Panelled bath with separate Mira electric shower and tiled splash back. Pedestal wash handbasin, low level WC. Vinyl floor, vertical heated towel rail, shaver point.

Front garden

Lawn and flower beds with new Mcadam driveway with parking for several cars, carport with garden store and wrought iron gate to rear garden.

Garage 18' 5" x 8' 7" (5.61m x 2.61m)

Remote control electric up over door, window to the rear, automatic light, door to side giving access to rear.

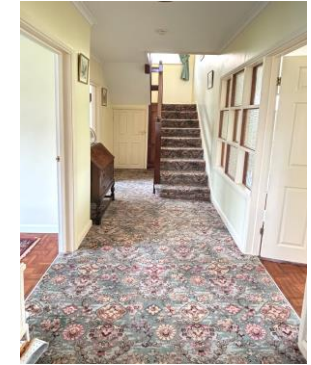
Rear Garden

Terraced patio leading to two areas of lawn with steps between the two, established flower borders and shrubs with mature hedgerow backing onto low-level brook and overlooking parkland and trees.

COUNCIL TAX: D

EPC: D-67

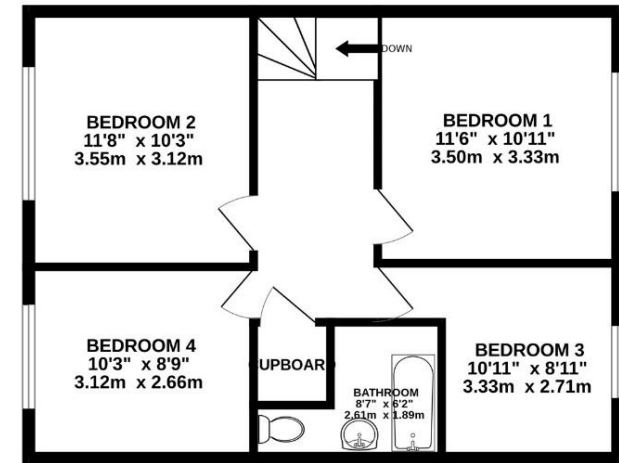
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-10	G		



GROUND FLOOR
813 sq.ft. (75.5 sq.m.) approx.



1ST FLOOR
546 sq.ft. (50.8 sq.m.) approx.



25 CHERSTON COURT

TOTAL FLOOR AREA : 1359 sq.ft. (126.3 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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