



1 Spinney Road, Barnwood, Gloucester, Gloucestershire, GL4 3YX

£399,950

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Farr & Farr Sales Lettings 

**1 Spinney Road, Barnwood,
Gloucester, Gloucestershire,
GL4 3YX**

£399,950

A WELL-POSITIONED DETACHED FAMILY HOME IN IMMACULATE CONDITION.

Spinney Road is a very popular cul-de-sac situated in Barnwood, just over a mile to the east of Gloucester city centre. Excellent schooling is close by and access to Cheltenham and the M5 is only a short drive.

Number one has been beautifully maintained and continually upgraded in the current ownership and offers delightful well-planned accommodations. It benefits of the conversion of a garage to a 5th bedroom /annex/2nd sitting room with adjoining wet room. Additionally, it is double glazed throughout, has gas central heating and attractive gardens that side onto a small area of parkland.

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Covered porch with UPVC double glazed front door to:-

Hall

Radiator. Staircase to landing. Door to sitting room 2 / annex / Bedroom 5.

Sitting Room 18' 2" x 15' 4" (5.53m x 4.67m)

Adam style fireplace with tile inset and fitted gas fire. Two radiators. Bay window to the front. Arch to:-

Dining Room 8' 2" x 8' 9" (2.49m x 2.66m)

UPVC double glazed doors to garden. Radiator.

Kitchen 14' 4" x 8' 0" (4.37m x 2.44m)

Very well fitted with ceramic single drainer sink unit with mixer taps set into worktops with cupboards and drawers below. Wall and base units. Part tiled walls. Tiled floor. Built-in Neff double oven with four ring gas hob. Glass back plate and stainless-steel cooker hood. Space for fridge freezer. Plumbing for dishwasher. UPVC double glazed door to the side.

Sitting Room 2 / Annex / Bedroom 5 17' 2" x 7' 8" (5.23m x 2.34m)

Vertical radiator. Window to the front. Inset ceiling spotlights. Two double wardrobe cupboards, one housing gas central heating boiler.

Ensuite

Marbrex tiled walls and wet room style floor. Double headed stainless steel shower controls. Vanity unit with wash hand basin and cupboards below. Low level WC. Extractor fan. Vertical heated towel rail /radiator. Inset ceiling spotlights.

First Floor Landing

Landing access to loft. Airing cupboard with factory lagged cylinder and immersion heater.

Bedroom One 11' 10" x 12' 2" (3.60m x 3.71m)

Recessed wardrobe cupboards with mirrored sliding doors. Second wardrobe cupboard.

Ensuite Shower Room

Shower cubicle with Myra electric controls. Glazed sliding screens. Pedestal wash hand basin. Low level WC. Three-quarter tiled walls. Vinyl floor. Heated towel rail/radiator. Inset ceiling spotlights.

Bedroom Two 13' 0" x 8' 1" (3.96m x 2.46m)

Radiator. Double wardrobe cupboard with mirrored sliding doors.

Bedroom Three 11' 4" x 8' 1" (3.45m x 2.46m)

Radiator. Double wardrobe cupboard with mirrored sliding doors.

Bedroom Four 11' 6" x 8' 0" (3.50m x 2.44m)

Radiator

Bathroom

Fitted with panelled bath. Vanity unit with wash hand basin with cupboards below. Low level WC. Tiled walls. Electric shower. Vertical heated towel rail/radiator in stainless steel.

Front gardens

Good area of brick paving drive with parking for two cars. Path to the front door. Lawns and mature trees. Outside light.

Rear gardens

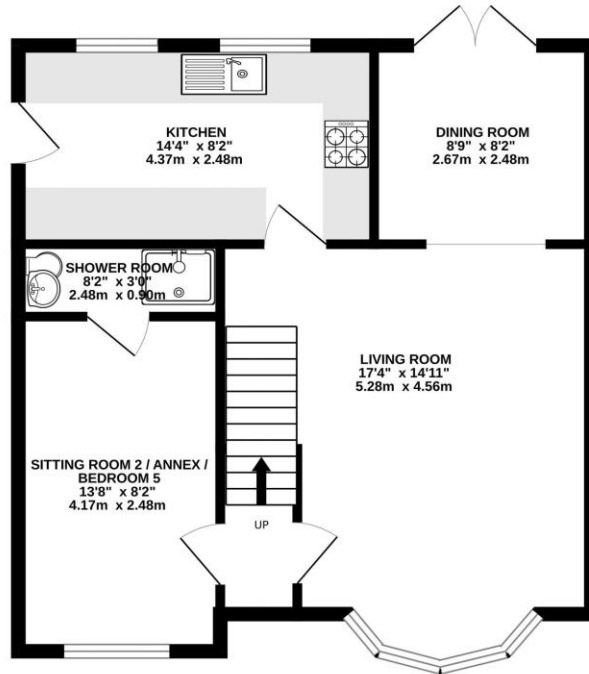
Very private and of a good size. Predominantly laid lawn with round paved terrace. Flower and shrub beds with mature bushes all enclosed by board fencing. Two timber garden sheds. Covered storage area.

Agent Notes

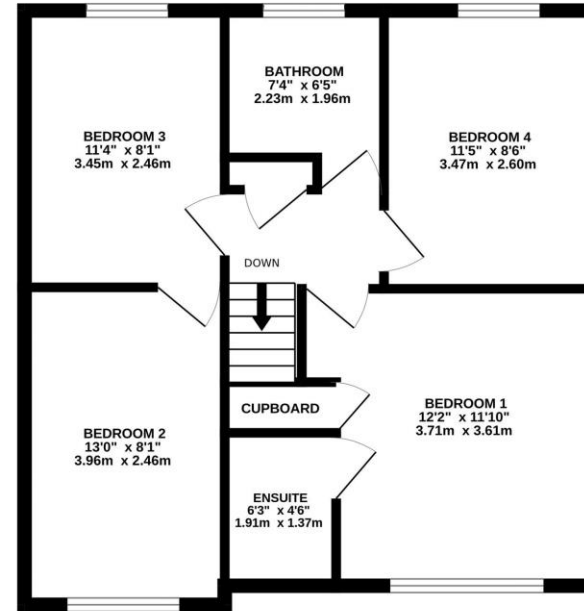
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GROUND FLOOR
561 sq.ft. (52.1 sq.m.) approx.



1ST FLOOR
548 sq.ft. (51.0 sq.m.) approx.



TOTAL FLOOR AREA : 1110 sq.ft. (103.1 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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