



12 Woods Orchard Road
Upper Tuffley, Gloucester GL4 0BU

SG | **STEVE GOOCH**
ESTATE AGENTS | EST 1985

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Price Guide £650,000

STUNNING CHAIN FREE FOUR BEDROOM DETACHED FAMILY HOME with TWO EN-SUITES, a BEAUTIFULLY FITTED KITCHEN/DINER/FAMILY ROOM, TWO OFFICES and a WORKSHOP situated in an elevated position with OUTSTANDING FAR REACHING VIEWS and easy access to Robinswood Hill Country Park.

Accommodation comprises hallway, cloakroom, study that opens to the 22ft lounge with a media wall and a flame effect electric fire, fitted kitchen/diner/family room that has French doors onto the patio, utility room, bedroom one with an en-suite shower room, bedroom two with an en-suite shower room, bedroom three, bedroom four and the family bathroom with a modern white suite.

Outside of the property you have a paved driveway that leads to the workshop and also via wooden gates to two offices which have a w.c. Around to the rear you have a lovely enclosed garden with a paved patio, that affords amazing views, a large lawn, a feature pond and a stream.

Tuffley is a popular and historic suburb of Gloucester which has four local churches St George's (Church of England), St Barnabas (Church of England, English Martyrs (Roman Catholic) and the Grange Baptist Church (Baptist).

There is excellent schooling for all ages, two public houses (The Pike and Musket and The Fox and Elm), two libraries, community centre, sports centre, doctors surgery and a variety of shops and excellent public transport links.



Upvc double glazed front door with leaded lights lead into:

ENTRANCE HALLWAY

13'9 x 9'6 max (4.19m x 2.90m max)

Double radiator, coved ceiling, stairs leading off with storage cupboard under.

CLOAKROOM

5'8 x 4' (1.73m x 1.22m)

Low level w.c., wash hand basin with a tiled splashback, mixer tap and cupboard below, single radiator, built in storage cupboard, upvc double glazed window to front elevation.

STUDY

11'4 x 7'1 (3.45m x 2.16m)

Single radiator, coved ceiling, display shelving, upvc double glazed window to front elevation, opening through to:

LOUNGE

22' x 11'3 (6.71m x 3.43m)

Media wall, flame effect e-smart electric fire and log store, built in storage cupboards, coved ceiling, study desk and units with a telephone point and Virgin connection beneath, double radiator, upvc double glazed windows to side and rear elevations with outstanding far reaching views.

KITCHEN/DINER/FAMILY ROOM

20'7 x 13'4 (6.27m x 4.06m)

A range of base and wall mounted units, quartz worktops and splashbacks, single drainer one and a half bowl sink unit with a chrome mixer tap, two built in electric ovens, five burner gas hob and extractor hood, built in microwave, built in dishwasher, built in larder fridge, space for table, chairs and sofa, walk in pantry with shelving, vertical radiator, downlighters, upvc double glazed window and matching French doors to rear elevation leading onto the patio with outstanding far reaching views, through to:

UTILITY ROOM

10'2 x 6'7 (3.10m x 2.01m)

Base and wall mounted units, quartz worktop, single drainer sink unit with a chrome mixer tap, plumbing for automatic washing machine, built in freezer, cupboard housing the gas fired combination boiler, built in cloaks cupboard, vertical radiator, upvc double glazed window to front elevation, matching door to side elevation.

From the entrance hallway stairs lead to the first floor.





LANDING

Coved ceiling, single radiator, access to loft space, upvc double glazed window to side elevation.

BEDROOM 1

14'6 x 11'4 max (4.42m x 3.45m max)

Built in wardrobes, double radiator, telephone point, tv point, upvc double glazed window to rear elevation with outstanding far reaching views, through to:

EN-SUITE SHOWER ROOM

6'6 x 4'6 max (1.98m x 1.37m max)

Corner shower enclosure and unit, low level w.c., wash hand basin with a mixer tap and cupboards below, fully tiled walls, tiled floor, downlighters, extractor fan, chrome heated towel rail, glass brick wall.

BEDROOM 2

13'5 x 10'6 max (4.09m x 3.20m max)

Built in wardrobes, downlighters, single radiator, tv point, upvc double glazed window to rear elevation with outstanding far reaching views, through to:

EN-SUITE SHOWER ROOM

6'10 x 3'9 max (2.08m x 1.14m max)

Walk in shower enclosure and unit, low level w.c., wash hand basin with a mixer tap and cupboard below, fully tiled walls, tiled floor, downlighters, extractor fan, chrome heated towel rail.

BEDROOM 3

10'4 x 9'7 max (3.15m x 2.92m max)

Built in wardrobes, single radiator, tv point, upvc double glazed window to rear elevation with outstanding far reaching views.

BEDROOM 4

10'7 x 10'6 max (3.23m x 3.20m max)

Single radiator, upvc double glazed windows to front and side elevations.

FAMILY BATHROOM

7'9 x 7'6 max (2.36m x 2.29m max)

White suite comprising panelled bath with a mixer tap and shower unit over, low level w.c., wash hand basin with a mixer tap and cupboard below, single radiator, built in storage cupboard with shelving, upvc double glazed window to front elevation.

OUTSIDE

To the front there is a paved driveway with turning and parking for several vehicles, raised flower borders with plants, shrubs, bushes and trees, external water supply. To the side you have a:



WORKSHOP

16'6 x 7'7 max (5.03m x 2.31m max)

Double doors to front elevation, sink unit, power, lighting, upvc double glazed window and door to rear elevation leading to two garden sheds.

To the other side there are double wooden gates leading onto further off road parking which leads to a:

DETACHED OUTBUILDING

Upvc double glazed front door leads into:

OFFICE 1

10' x 9'4 (3.05m x 2.84m)

Power, lighting, upvc double glazed window to front elevation, through to:

INNER HALLWAY

Upvc double glazed door to side elevation, through to:

CLOAKROOM

Low level w.c., wash hand basin with a mixer tap, tiled splashback, worksurface, built in storage cupboard, extractor fan, coved ceiling.

OFFICE 2

9'5 x 7'7 (2.87m x 2.31m)

Wall mounted electric heater, power, lighting, Virgin and telephone connection, upvc double glazed window to rear elevation with outstanding far reaching views.

To the rear of the property there is a raised paved patio with outstanding far reaching views which leads down via steps to the rest of the garden which is mainly laid to lawn with a feature pond, stream, flower borders, plants, shrubs, bushes and the whole is surrounded by fencing.

SERVICES

Mains water, electricity, gas and drainage.

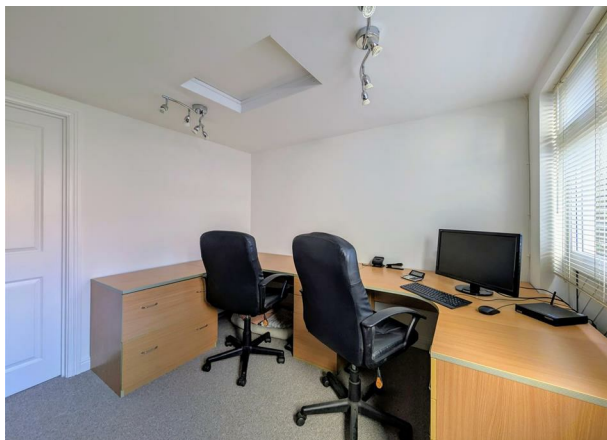
WATER RATES

To be advised.

MOBILE PHONE COVERAGE/BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries.

However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.





LOCAL AUTHORITY

Council Tax Band: E
Gloucester City Council, Herbert Warehouse, The Docks,
Gloucester GL1 2EQ.

TENURE

Freehold.

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From St Barnabas roundabout proceed along Stroud Road passing The Fox and Elms public house on the left hand side turning next left where signposted into Woods Orchard Road where the property can be located on the right hand side.

PROPERTY SURVEYS

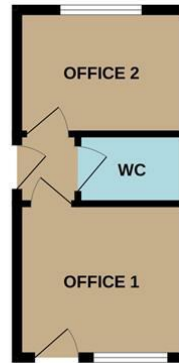
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



GROUND FLOOR
942 sq.ft. (87.5 sq.m.) approx.



1ST FLOOR
630 sq.ft. (58.6 sq.m.) approx.

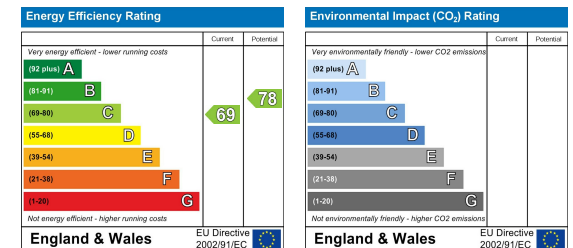


TOTAL FLOOR AREA : 1572 sq.ft. (146.0 sq.m.) approx.

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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