



9 Sorrel Close, Gloucester, GL4 6UU

£550,000

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Farr & Farr Sales Lettings 

9 Sorrel Close, Gloucester, GL4 6UU

£550,000

A HIGHLY INDIVIDUAL AND SPACIOUS DETACHED FAMILY HOME IN A POPULAR AND QUIET POSITION ADJOINING ROBINSWOOD HILL COUNTRY PARK

Sorrel Close is a small private and quiet cul-de-sac situated just off Well Cross Road on the lower slopes and adjoining, Robinswood Hill and Country Park approximately 2 miles to the south of Gloucester city centre. Excellent schooling is with an easy reach, the southern ring road is close by and the access to

Cheltenham and the M5 is only a short drive, Number 9 is a large individual detached family home built in the early 1980s that has been substantially upgraded in the last nine years. The works include the refitting of the kitchen and both bathrooms, the laying of Karndean flooring to most of the ground floor, the replacement of all windows and a new boiler and to the exterior, the complete landscaping of the private Westerly backing rear gardens.

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Entrance Porch

Hardwood front door. Karndean tiled floor. Wide side slip and 15 light glazed door to:-

Hall

Of a good size with staircase to Landing. Wall light. Alarm controls. Wall thermostat.

Cloakroom

Well fitted with sink set into worktops. Low-level WC with concealed system. Radiator. Sunlight and spotlights.

Lounge 14' 7" x 13' 6" (4.44m x 4.11m)

Brick fireplace with wood burning effect gas stove. Double radiator. Coved ceilings. TV point. Dimmer switch. Arch to:-

Dining room 11' 8" x 11' 4" (3.55m x 3.45m)

Double radiator. Coved ceilings. Window to the side. UPVC double glazed sliding patio doors to Westerly backing garden. 15 light glazed door to :-

Kitchen/ Breakfast room 14' 7" x 18' 6" (4.44m x 5.63m)

Beautifully fitted 'L' shaped kitchen. Deep oak worktops with inset stainless steel sink and mixer tap. Cupboards and drawers below, wall and base units. Built-in Siemens oven and microwave oven. Induction hob and extractor hood. Breakfast bar. Built-in dishwasher. Heated towel rail/radiator. Inset ceiling spotlights. Sliding larder unit with automatic internal lighting. Space for American style fridge freezer. Glazed door.

Utility Room

Thick oak worktops with inset stainless-steel sink. Cupboards and drawers below. Additional larder cupboard. Wall cupboards. Plumbing for washing machine. Space for dryer. Vaillant central heating boiler. Inset ceiling spotlights. Door to side.

Study / Reception 22' 8" x 8' 11" (6.90m x 2.72m)

Radiator. Inset ceiling spotlights. Large window to the front. Tv point.

First floor

Landing, access to loft with retractable ladder. Airing cupboard with radiator and shelving.

Bedroom 1 (Master) 31' 3" x 8' 10" (9.52m x 2.69m)

Divided into three areas. Sleeping area with triple aspect. UPVC double glazed French doors to Juliet balcony. Radiator. Inset spotlights. Sitting area. Wall Lights.. Radiator. Arch to dressing area with four wardrobe cupboards with mirrored doors and spotlights.

Ensuite

Bathroom of a good size. Panel bath with mixer taps and shower attachment. Glazed ornate vanity unit with marble top and drawers below. Drywall clad walls. Low level WC. Wall cabinets with pelmet lighting and heated mirrors. Vertical, heated, stainless steel towel rail. Inset ceiling spotlights. Extractor fan. Heated Mirror.

Bedroom 2 11' 7" x 11' 5" (3.53m x 3.48m)

Built-in wardrobes and cupboards. Radiator.

Bedroom 3 11' 3" x 10' 9" (3.43m x 3.27m)

Radiator. Recessed double wardrobe cupboard with mirrored sliding doors.

Bedroom 4 11' 0" x 6' 4" (3.35m x 1.93m)

Radiator. Over stairs storage recess.

Bathroom

Large shower cubicle with glazed screen and splashback. Low level WC with concealed system. Vanity unit with cupboards. Wash hand basin. Drywall clad walls. Vertical heated towel rail/radiator. Large medicine cabinets with pelmet lighting, and heated mirrors. Inset ceiling spotlights. Extractor fan. Full height, shelved, storage cupboard.

Exterior

Detached double garage 16' 2" x 16' 6"

Manual lift-up door and electric up and over door. Power. Light. Roof storage.

Front gardens laid to McAdam driveway with parking for several cars and additional paved area. Gated side access to semi concealed terrace. Paving raised flower borders. Security lighting. Second side access and front door.

Rear gardens

Recently landscaped, Westerly backing, private garden. Indian sandstone paved terrace with central double path and gravel to side. Lawns with mature, shrub beds, bushes and trees. Lighting. Covered open storage. Pergola. 2 Concealed garden sheds and garden store.

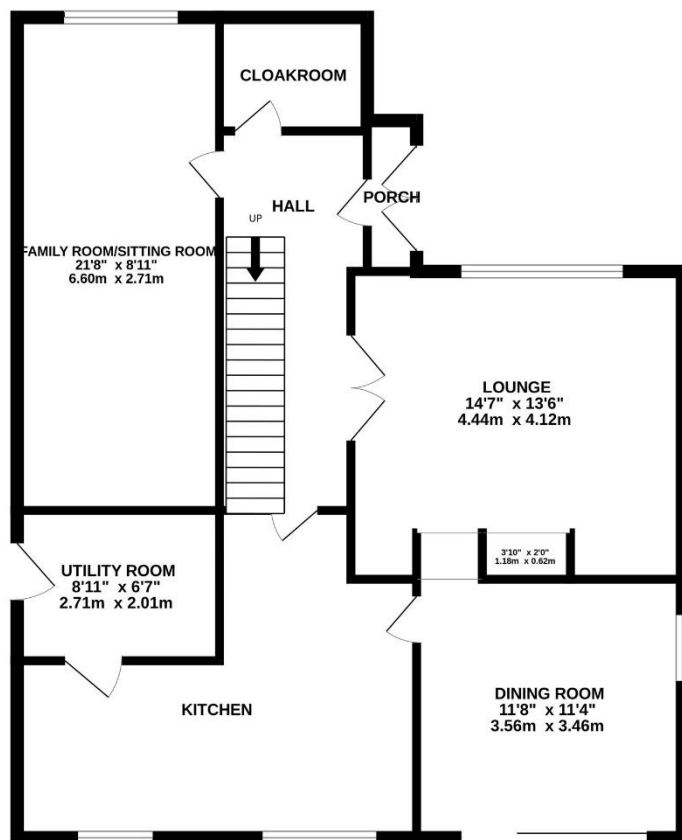
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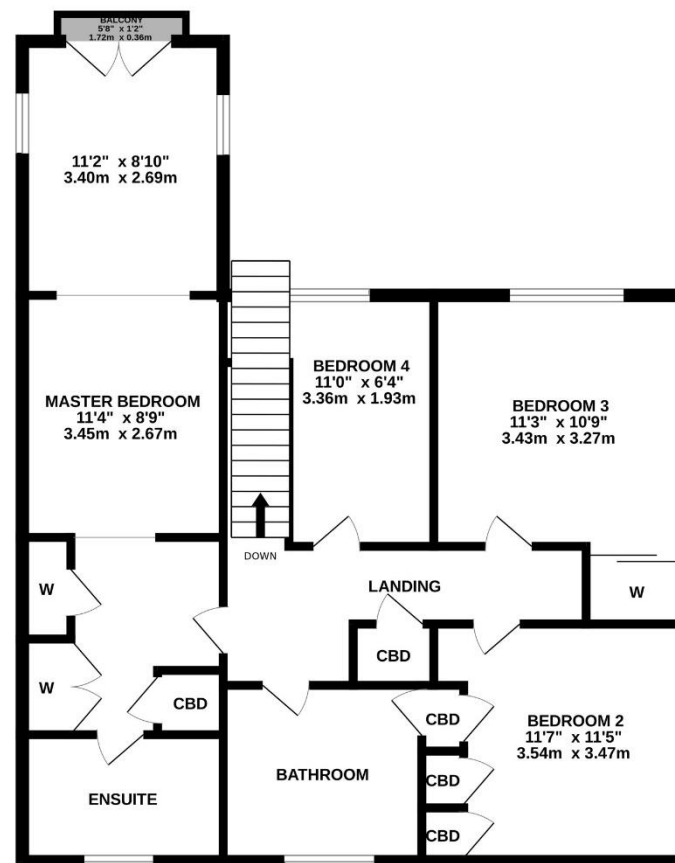




GROUND FLOOR



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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These particulars are set out as a general outline and does not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

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