



17 Whimbrel Road, Quedgeley, Gloucester, GL2 4LJ

£450,000

🛏️ | 4

🛋️ | 1

🚿 | 2

  
**Farr & Farr** Sales Lettings 

**17 Whimbrel Road, Quedgeley,  
Gloucester, GL2 4LJ**

**£450,000**

**AN ATTRACTIVE DETACHED FAMILY HOME IN  
A QUIET POSITION THAT HAS BEEN  
BEAUTIFULLY MAINTAINED AND  
COMPLETELY UPGRADED IN THE CURRENT  
OWNERSHIP SINCE NEW**

Whimbrel Road is a small and quiet cul-de-sac, situated off The Causeway and Severnvale Drive in the established part of Quedgeley. Built approximately 25 years ago, it has been beautifully maintained and continually upgraded since new by the current owners. Only recently has the kitchen been replaced as well as the utility room, the ensuite shower room has been enlarged. The bathroom has been refitted and there are shutters on all the windows, the garage has an electric roller door. Both the front and rear gardens have been extensively and expensively landscaped. Excellent local shopping and good schools are within easy reach and access to the M5 with its fast routes both north and south is only a short drive.

**[www.farrandfarr.co.uk](http://www.farrandfarr.co.uk)**

#### **COVERED PORCH**

Spotlight and recent composite front door to:-

#### **ENTRANCE HALL**

High-quality flooring. Boxed radiator. Understairs cupboard wall thermostat.

#### **SITTING ROOM** 16' 2" x 11' 0" (4.92m x 3.35m)

High-quality flooring. Bay window to the front. Contemporary electric fire with oak beam above. Contemporary radiator. Arch to:-

#### **KITCHEN/DINER** 21' 4" x 10' 0" (6.50m x 3.05m)

Dining area with high-quality flooring. Contemporary radiator. UPVC double glazed French doors to terrace and garden. Large peninsula divide to kitchen area fitted with inset 1 1/2 bowl ceramic sink unit with mixer taps, cupboards and drawers below. Wall and base units. Part tiled walls. High-quality flooring. Built-in stainless steel and glass fronted Bosch double oven and microwave above. Built-in dishwasher. Built-in fridge and freezer. Inset ceiling spotlights. Door to:-

#### **UTILITY** 6' 9" x 4' 9" (2.06m x 1.45m)

Stainless steel sink unit with mixer taps and cupboards below. Plumbing for washing machine. Space for dryer. Radiator. Part tiled walls. Wall cupboards, one of which houses Worcester gas fired boiler. Upvc double glazed door to garden with built in blind.

#### **CLOAKROOM**

Low level WC. Wash hand basin. Half tiled walls. High quality flooring. Radiator.

#### **FIRST FLOOR**

##### **LANDING**

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

#### **BEDROOM 1** 14' 7" x 10' 9" (4.44m x 3.27m)

Bay window to the front. Radiator. Double wardrobe cupboard.

#### **ENSUITE SHOWER ROOM**

Of a very good size with large shower cubicle with marbre splashback and stainless steel double shower with glazed sliding screen. Vanity unit with wash and basin and cupboard below. Low level WC. Fully tiled walls. Tiled floor. Vertical heated towel rail/radiator in stainless steel.

#### **BEDROOM 2** 12' 9" x 11' 3" (3.88m x 3.43m)

Radiator.

#### **BEDROOM 3** 11' 2" x 9' 2" (3.40m x 2.79m)

Radiator. Double wardrobe cupboard.

#### **BEDROOM 4** 11' 6" x 8' 0" (3.50m x 2.44m)

Radiator.

#### **BATHROOM**

Panelled bath with mixer taps and separate electric shower with glazed screen. Vanity unit with wash hand basin and cupboards below. Low level WC. Fully tiled walls. Tiled floor. Extractor fan. Vertical heated towel rail/radiator.

#### **EXTERIOR**

Front gardens with large area of brick pavia drive with parking for 4+ cars. Gated side access. Rear gardens South backing, beautifully and recently landscaped to large area of stone paved terracing with AstroTurf. Sleeper raised flowerbeds with built-in seat and table. Marble water feature. Timber garden shed. Outside light. Timber gazebo.

#### **GARAGE** 16' 6" x 8' 7" (5.03m x 2.61m)

Electric roller door. Power and light.

#### **AGENTS NOTE**

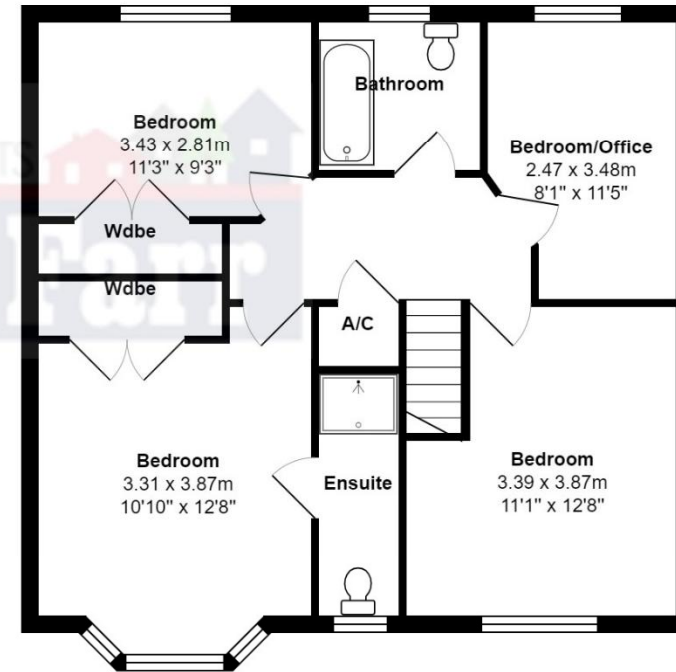
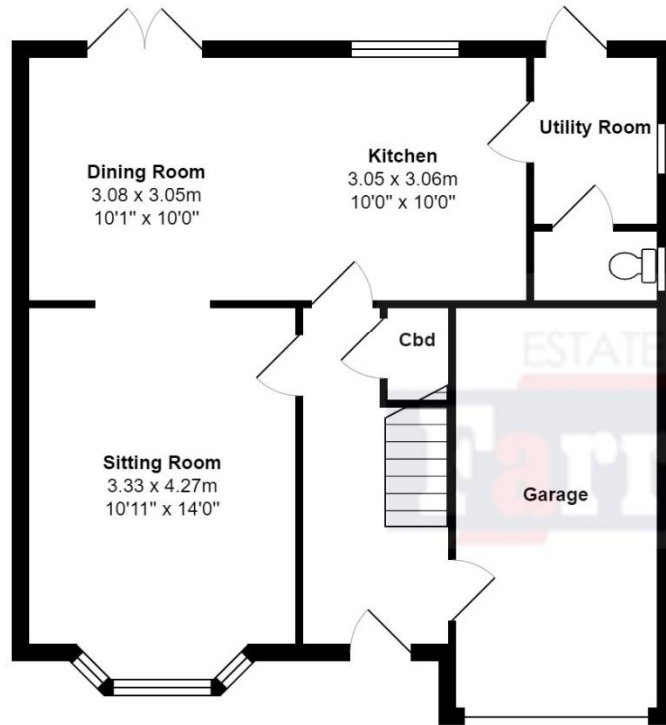
EPC: C-74

COUNCIL TAX: E

Electric vehicle charge point.







Approx Total Area: 121.2 m<sup>2</sup> ... 1305 ft<sup>2</sup>

Drawn by: [www.gloucesterenergysolutions.co.uk](http://www.gloucesterenergysolutions.co.uk).  
 This plan is for layout guidance only. Not drawn to scale, unless stated.  
 Windows and door openings are approximate.  
 Whilst every care is taken in the preparation of this plan, Gloucester Energy Solutions cannot accept any responsibility for any errors or omissions, please check all dimensions, shapes and compass bearings before making any decisions based upon this plan.

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.

**City Centre**

2a Worcester Street  
 Gloucester GL1 3AA  
 ☎ 01452 500025  
 ✉ enquires@farrandfarr.co.uk

**Hucclecote**

50 Hucclecote Road  
 Gloucester GL3 3RT  
 ☎ 01452 613355  
 ✉ hucclecote@farrandfarr.co.uk

**Longlevens**

125 Cheltenham Road  
 Gloucester GL2 0JQ  
 ☎ 01452 380444  
 ✉ longlevens@farrandfarr.co.uk

**Lettings**

40 Oxstalls Way  
 Gloucester GL2 9JQ  
 ☎ 01452 238298  
 ✉ lettings@farrandfarr.co.uk