



16 Well Cross Road, Gloucester, Gloucestershire, GL4 6SN

£535,000

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**Farr & Farr** Sales Lettings 

**16 Well Cross Road, Gloucester,  
Gloucestershire, GL4 6SN**

**£535,000**

This immaculately presented and substantial four-bedroom property has recently been renovated to the highest standards.

A large driveway with ample off-road parking leads to the front door and into the entrance hall. To the rear of the property, a modern kitchen opens into a dining room which overlooks the rear garden. A large living room, study and cloakroom complete the ground floor. Four bedrooms and a family bathroom are accessed off the landing with the master bedroom benefiting from an en suite. An attractive westerly facing garden is mostly laid to lawn and features a covered area with wood burner.

Situated on a quiet road and close Robinswood Hill, Well Cross Road is the perfect family home and offers a great opportunity to create a "forever" home.

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

#### **Entrance Hall**

Front door with Frosted window. Stairs to first floor. Radiator. Tiled floor.

#### **Living Room** 18'1 x 11'9 (5.5m x 3.6m)

Doubled glazed window and French doors to rear. Radiator. Carpet. Open fireplace.

#### **Kitchen** 19'6 x 14'5 (4.4m x 5.9m)

Modern wall base and drawer units. Quartz worktop over. Two fitted ovens. Two fitted warming drawers. Fitted dishwasher. Fitted microwave. Fitted fridge freezer. Double sink with mixer tap and InSinkErator. Tiled floor. Radiator. Breakfast bar.

#### **Dining Room** 19'6 x 9'5 (5.9m x 2.9m)

Double glazed windows overlooking garden. French doors. Tiled floor. Radiator.

#### **Study** 10'7 x 10'6 (3.2m x 3.2m)

Double glazed window to front. Carpet. Radiator. Access to garage.

#### **Utility Room** 8'9 x 5'9 (2.7m x 1.8m)

Double glazed window to front. External door to side. Radiator. Fitted cupboards and worktop. Fitted dishwasher. Tiled floor.

#### **Cloakroom**

Frosted window. WC. Basin. Heated towel rail. Tiled floor.

#### **First Floor Landing**

Spacious landing with frosted window to side. Cupboard. Access to loft. Carpet.

#### **Bedroom One** 14'8 x 11'9 (4.5m x 3.6m)

Master bedroom with double glazed windows to front. Fitted wardrobes. Radiator. Carpet.

#### **En Suite**

Frosted double glazed window to front. WC. Basin with drawers. Shower. Under floor heating. Tiled walls. Tiled floor.

#### **Bedroom Two** 14'5 x 11'9 (4.4m x 3.6m)

Double glazed window to rear. Radiator. Laminate flooring. Fitted wardrobes.

#### **Bedroom Three** 10'10 x 10'9 (3.3m x 3.3m)

Double glazed window to rear. Carpet. Radiator.

#### **Bedroom Four** 10'11 x 8'9 (3.3m x 2.7m)

Double glazed window to rear. Carpet. Radiator.

#### **Bathroom**

Frosted double glazed window to front. WC. Basin. Bath with shower over. Heated towel rail. Underfloor heating. Tiled floor. Part tiled walls.

#### **Garage** 17'8 x 11'7 (5.4m x 3.5m)

Lighting. Electric. Three year old boiler.

#### **Rear External**

Patio. Lawn. Fence surround. Mature trees and border. Covered area with woodburner stove and lighting.

#### **Front External**

Off-road parking for numerous cars. Tarmac. Brick and fence surround

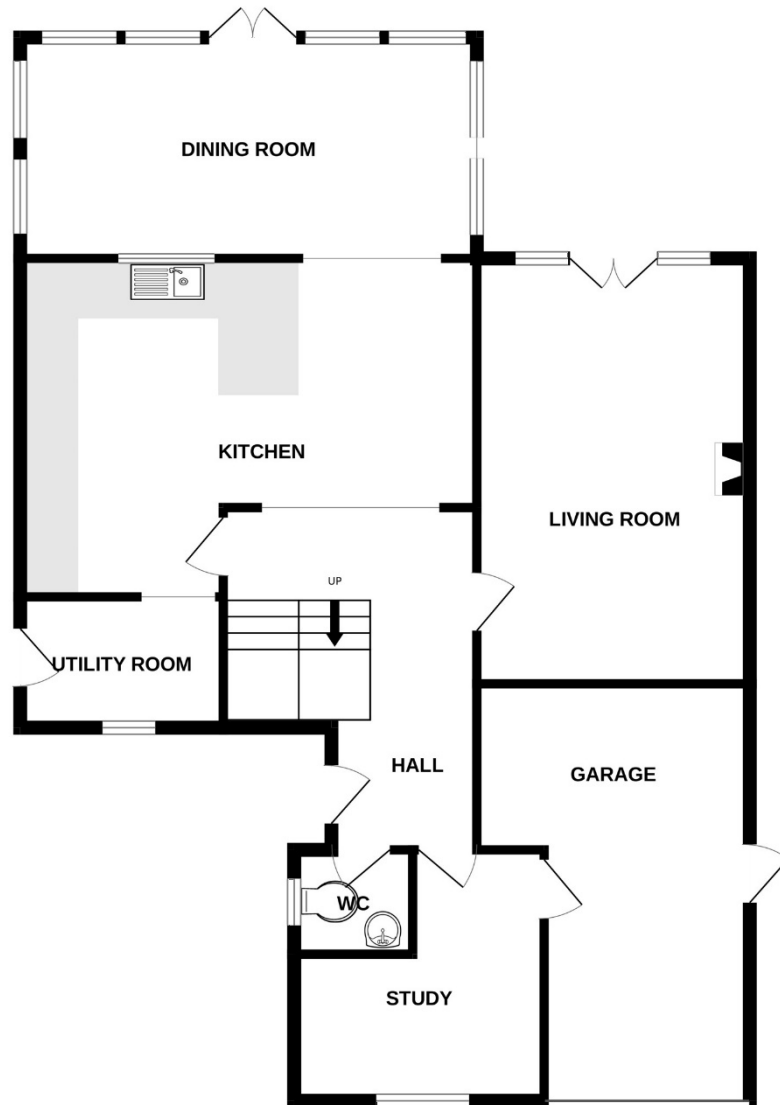
#### **Agents Notes**

Council Tax – Band E

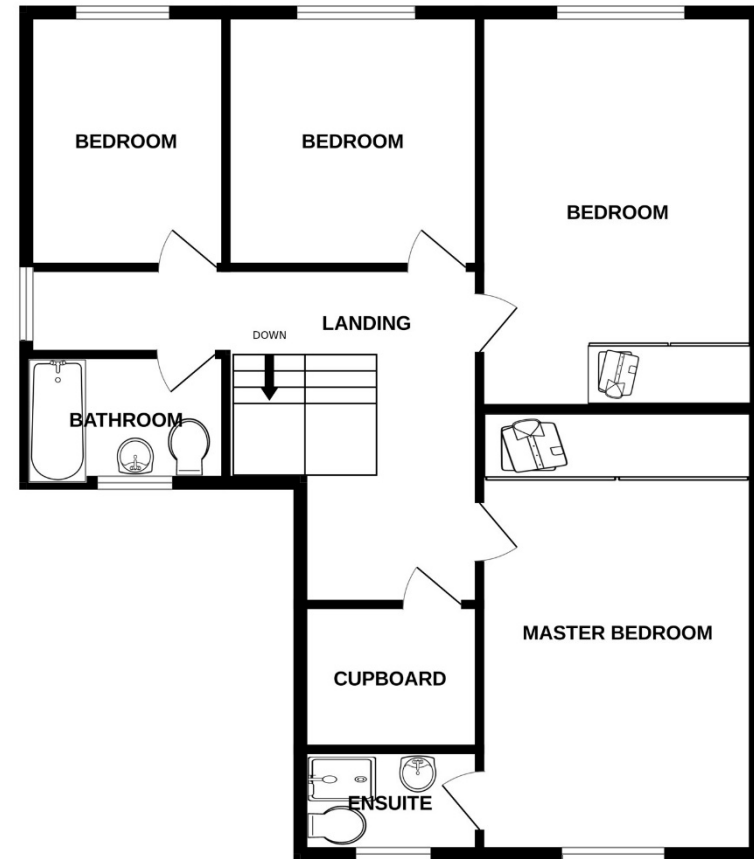
EPC Rating – C-75



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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