



39 Bader Avenue, Churchdown, Gloucester, Gloucestershire, GL3 2JF.

Offers in the region of £500,000



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Gloucester, GL3 2JF.**

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An exceptional detached family home in a lovely south backing position together with significant ground floor extension, ideal for use as a self-contained annex.

Bader Avenue is a very popular residential road situated on the edge of Churchdown. Cheltenham, Gloucester and the M5 are all within very easy reach and some of the areas most sort after schools are close by.

The property has been beautifully maintained and cleverly extended over recent years offering highly adaptable family accommodation in superb order throughout. Internally there are three bedrooms and a bathroom to the first floor. The ground floor benefits from a large extension to the side which incorporates a double bedroom with en-suite and a lovely reception room with vaulted ceilings and large windows to the garden. As well as, a utility room which could be a kitchen. It would then be ideal as a self-contained annex as it has access to its own part of the garden.

Externally it is easily maintained with very large front gardens and ample parking as well as gardens to the side which would suit the annex. The gardens to the rear are south backing, well landscaped and very private.

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Entrance Porch

Carriage light. Brick steps.

Hall

UPVC double glazed front door. Radiator. Staircase to landing.

Cloakroom

Low level WC. Wash hand basin. Radiator.

Sitting Room 14' 3" x 12' 6" (4.34m x 3.81m)

Attractive fireplace with log effect electric fire. Double radiator. 3 wall light points. Bay window to the front. TV point. Door to:-

Kitchen/Diner 15' 9" x 10' 9" (4.80m x 3.27m)

Dining area: Double radiator. Two wall light points. Double glazed French doors to terrace and garden. Peninsula divide to kitchen area. Inset one and a half bowl stainless steel sink with cupboards and drawers below. Base units with worktops above. Part tiled walls. High-quality laminate flooring. Built-in oven with 4 ring gas hob. Stainless steel back plate and cooker hood. Space for dishwasher and undercounter fridge. Larder cupboard. Door to:-

Second Sitting Room / Annex 15' 4" x 11' 6" (4.67m x 3.50m)

Radiator. Vaulted ceiling with Velux windows and large glazed windows. High-quality flooring. Double glazed French doors to terrace and garden. Inset ceiling spotlight. Second loft space that is part-boarded with drop down loft ladder.

Utility Room 7' 1" x 5' 6" (2.16m x 1.68m)

(Could easily be annex's kitchen) Worktops with plumbing for washing machine and space for dryer below. Wall cupboards. Vaillant gas central heating boiler. Consumer box. Extractor fan.

Shower Room

Recently refitted with large walk-in shower cubicle. Fully tiled and with stainless steel controls. Vanity unit with wash

hand basin and drawer below. Low level WC. Heated towel rail. Recessed shelving. Inset ceilings spotlights. Extractor fan.

Bedroom Four (Annex) 10' 0" x 10' 6" (3.05m x 3.20m)

Radiator. Dimmer switch.

First Floor Landing

Access to loft. Linen cupboard.

Bedroom One 12' 9" x 8' 3" (3.88m x 2.51m)

Radiator. Two double wardrobe cupboards.

Bedroom Two 10' 0" x 9' 3" (3.05m x 2.82m)

Radiator.

Bedroom Three 7' 4" x 9' 6" (2.23m x 2.89m)

Radiator. Double wardrobe cupboard and drawers below.

Bathroom

White suite and panelled bath. Mixer taps. Vanity unit with wash hand basin and cupboards below. Low level WC. High-quality flooring. Radiator. shaver point

Exterior

Front gardens: Of a very good size and laid predominantly to hard landscaping for ease of maintenance. Large area of brick paving. Drive with gravel to either side and mature shrubs and trees. Gated side access to:

Side gardens: Hard landscaped with path stone terrace and gravel area adjacent to the annex and opens onto:-

Rear gardens: South backing and beautifully landscaped with wide path/terrace and good area of lawns. Abundance of mixed shrubs and bushes as well as high hedging and fencing giving a great deal of privacy. Rear garden faces onto tree lined area for total privacy so not overlooked by other properties at rear.

Agent Notes:

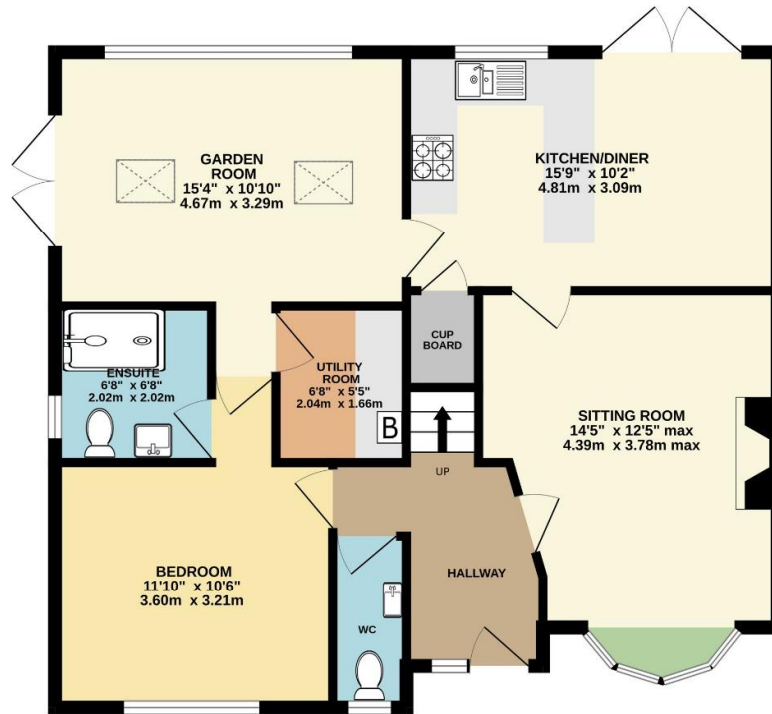
EPC: C

Council Tax: E





GROUND FLOOR
807 sq.ft. (74.9 sq.m.) approx.



1ST FLOOR
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA: 1194 sq.ft. (110.9 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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