



136 Estcourt Road, Gloucester, GL1 3LJ

Offers in Excess of £760,000



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A WONDERFUL DOUBLE FRONTED 1930'S DETACHED FAMILY HOUSE THAT HAS BEEN EXTENDED AND COMPLETELY UPGRADED IN THE LAST FIVE YEARS AND SET WITHIN ONE OF GLOUCESTER'S FINEST POSITIONS

136 is situated in probably the most sought-after positions within Gloucester. Estcourt Road is situated approximately 3/4 of a mile to the east of Gloucester city centre with some of the city's most sought-after schools within walking distance, local shopping close by and the exciting Docklands development of the quays is within easy reach. Cheltenham and the M5 are only a short drive. The property has been remodelled, modernised and extended over the last six years and offers adaptable and very practical accommodation over three floors. Internally, there are five double bedrooms, the master bedroom, having an ensuite as well as a good-sized family bathroom. To the ground floor, there is a sitting room with doors to the garden as well as a formal dining room and a lovely open kitchen/family room with bifold doors that overlook the Westerly backing landscape gardens. Additionally, there is a utility room, pantry and cloakroom. To the exterior, there is ample brick paved parking to the front and the gardens to the rear are private, well landscaped and west backing.

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ENTRANCE PORCH

Quarry tile floor. Glazed double doors and original half glazed door with leaded light and coloured glass detail with matching side slips to:-

ENTRANCE HALL

Herringbone oak floor. Staircase to landing with understairs cupboard. Boxed radiator. Wall thermostat.

SITTING ROOM 21' 3" x 12' 0" (6.47m x 3.65m)

High-quality timber flooring. Fireplace with coal effect gas fire and marble mantle with cast iron Inset. Two double radiators (one boxed). Two wall light points. TV point. Bay windows to the front. Decorative arches. Double white aluminium double glazed patio doors to covered terrace & garden.

DINING ROOM 14' 3" x 13' 10" (4.34m x 4.21m)

High-quality oak stripped flooring. Double radiator. Timber fireplace with cast iron tiled insets with coal effect gas fire and cupboards to either side with shelving above. Bay window to the front with leaded light tops. Coved ceiling.

KITCHEN/BREAKFAST/FAMILY ROOM 25' 6" x 22' 0" (7.77m x 6.70m)

Recently refurbished and set out as three areas. Kitchen area, very comprehensively fitted with Belfast sink with Quartz worktops and contemporary mixer tap with cupboards and drawers below. Built-in dishwasher. Built-in stainless-steel & glass fronted oven and microwave oven with cupboards below and above. Part tiled walls. Central peninsula unit with induction ring hob with pan draws and cupboards below, and to both sides. Inset ceiling spotlights. Breakfast/family area with matching tiled floor. Four Velux windows. TV point. Underfloor heating and quadruple bifold doors to Westerly backing garden. Pantry with original cold shelf and other shelving. Tiled floor. UPVC double glazed door to:-

UTILITY ROOM 8' 6" x 9' 0" (2.59m x 2.74m)

"L" shaped with inset stainless steel single drainer sink unit set to worktops with cupboard below. Space for fridge/freezer. Plumbing for washing machine. Space for dryer. Double radiator. Velux window. UPVC double glazed door to the garden and garage.

CLOAKROOM

Low level W.C. Vanity unit with wash hand basin and cupboard below. Radiator.

FIRST FLOOR LANDING

UPVC double glazed window to the front with matching leaded light and coloured glass. Radiator. Coved ceiling. Airing cupboard with factory lagged cylinder, immersion heater and shelving. Staircase to second floor.

BEDROOM 1 15' 0" x 12' 0" (4.57m x 3.65m)

Bay window at the front with built-in seat and storage below. Coved ceiling. Boxed double radiator to dressing area and door to:-

ENSUITE SHOWER ROOM

Very good size with recently installed double sized shower cubicle with Mira controls, glazed folding screen and fully tiled splashback. Victorian style wash hand basin. High-level WC. Part tiled walls. Tiled floor. Victorian style heated towel rail. Radiator. Extractor fan. Spotlights. Storage understairs.

BEDROOM 2 14' 6" x 13' 2" (4.42m x 4.01m)

High-quality flooring. Double radiator. Range of two wardrobe cupboards with central dressing table unit and pelmet lighting.

BEDROOM 3 13' 4" x 10' 0" (4.06m x 3.05m)

Radiator. Coved ceiling. Shelving and built-in wardrobe cupboard.

BATHROOM

Panelled bath. Wash hand basin. Low level w.c. Part tiled walls. Radiator. Fully tiled shower cubicle.

SECOND FLOOR LANDING

Windows to the rear. Double wardrobe cupboard. Radiator.

BEDROOM 4 15' 1" x 11' 0" (4.59m x 3.35m)

Shelved recess. Eaves storage to either side. Radiator.

ENSUITE SHOWER ROOM

Contemporary suite of vanity unit with wash hand basin and drawers below. Low level WC. Fully tiled double shower cubicle with electric controls. Spotlights. Velux window. Vinyl floor. Heated towel radiator. Shaver point. Extractor fan.

BEDROOM 5 12' 0" x 11' 0" (3.65m x 3.35m)

Velux window to the rear and windows to the side. Access to eaves storage to both sides. Radiator.

EXTERIOR

Front gardens with large area of paved drive with parking for 4/5 cars with low wall to the front and raised flower beds. Electric vehicle charging point. Maturely landscaped. Rear gardens, Westerly backing and very private. Well landscaped with large area of terrace and decking. Mature lawns with shrub bed borders and bushes. Secondary paved terrace with rockery. Timber garden shed. All enclosed by high close boarded fencing to the side and hedging to the rear giving near complete privacy. Bin stores and side access.

GARAGE 15' 8" x 8' 6" (4.77m x 2.59m)

Up and over door to the front. Shelving. Valliant gas fired central heating boiler. Power and light.





GROUND FLOOR



1ST FLOOR



2ND 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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City Centre

2a Worcester Street
Gloucester GL1 3AA
☎ 01452 500025
✉ enquiries@
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