



Bees House, Tewkesbury Road, Norton, Gloucester, Gloucestershire, GL2 9LH

£445,000




Farr & Farr Sales
Lettings 

**Bees House, Tewkesbury Road,
Norton, Gloucester, Gloucestershire,
GL2 9LH**

£445,000

******A SUPERB DETACHED SIX-YEAR-OLD
FAMILY HOME IN A VERY CONVENIENT
POSITION FOR BOTH GLOUCESTER AND
CHELTENHAM******

Bees House is situated approximately 4 miles to the North of Gloucester on the Southern edge of the village of Norton, within easy access of Cheltenham and the M5.

The property has been constructed by the present owner for his own occupation and has been very well planned and laid out to a high specification. All 4 bedrooms are doubles, the master and bedroom 2 both have luxury ensuites and there is a superb bathroom. To the ground floor a 30' intercommunicating kitchen/dining/family room which has direct access to the garden as well as a formal sitting room and utility. To the exterior there is ample parking to the front, a garage to the side and westerly backing gardens to the rear.

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ENTRANCE HALL

Via Composite front door. Staircase to landing. Cloaks cupboard.

CLOAKROOM

Wash hand basin. Low level W.C. Attractive flooring. Extractor fan. Spotlights.

SITTING ROOM 14' 0" x 10' 0" (4.26m x 3.05m)

T.V point. Dimmer switch. Thermostat for underfloor heating.

KITCHEN/DINING/FAMILY ROOM

Kitchen area with quartz worktops with inset sink and contemporary mixer taps, cupboards and drawers below. Base units. Five ring induction Smeg hob with backplate and concealed cooker hood. Built in Smeg glass and stainless steel fronted double oven. Ample pan drawers. Inset ceiling spotlights. High quality flooring. Underfloor heating. Built in fridge and freezer. Built in dishwasher. Peninsula bar divide to dining area with inset ceiling spotlights. High quality flooring with underfloor heating. Deep walk in understairs cupboard and sitting area. High quality flooring and underfloor heating. Inset ceiling spotlights. T.V point. Two sets of Upvc double glazed French doors to terrace and garden.

UTILITY 8' 8" x 5' 8" (2.64m x 1.73m)

Beautifully fitted to match the kitchen. Quartz worktops with contemporary mixer taps. Broom/boiler cupboard. Worcester gas fired central heating boiler. High quality flooring. Door to garage.

**FIRST FLOOR
LANDING**

BEDROOM 1 12' 0" x 10' 2" (3.65m x 3.10m)

Radiator. T.V point.

ENSUITE SHOWER ROOM

Beautifully tiled shower cubicle with large head and stainless-steel controls and glazed sliding doors. Vanity unit with wash hand basin and drawers below. Low level W.C. Tiled floor. Part tiled walls. Inset ceiling spotlights. Extractor fan. Vertical heated towel rail in stainless steel.

BEDROOM 2 14' 3" x 10' 3" (4.34m x 3.12m)

Complete range of mirrored door wardrobe cupboards. Radiator.

ENSUITE SHOWER ROOM

Large walk-in double shower cubicle with large head and stainless-steel controls with polished tiled splashbacks and glazed screen. Vanity unit with wash hand basin and drawers below. Low level W.C. Backlit vanity mirror. Inset ceiling spotlights. Extractor fan and heated towel rail/radiator.

BEDROOM 3 10' 2" x 10' 0" (3.10m x 3.05m)

Radiator. T.V point.

BEDROOM 4 10' 9" x 8' 10" (3.27m x 2.69m)

Radiator.

FAMILY BATHROOM

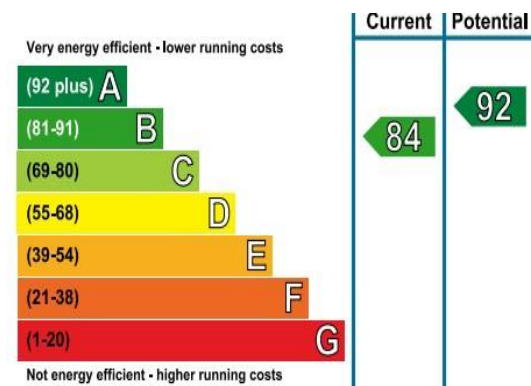
Contemporary double ended bath with mixer tap. Vanity unit with wash hand basin and drawers below. Low level W.C. Attractive tiled floor and matching walls. Vertical heated towel rail in bronze. Inset ceiling spotlights. Extractor fan.

EXTERIOR

Front gardens predominantly laid to gravel, drive, parking and turning areas. Rear gardens backing West with good area of paved terrace.

GARAGE 20' 0" x 7' 10" (6.09m x 2.39m)

Electric roller door. Power and light. Eaves storage.





Approximate Area = 156.1 sq m / 1680 sq ft (Including Garage)
Including Limited Use Area (1 sq m / 11 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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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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