



Raymar, Broadclose Road, Down Hatherley, Gloucester, GL2 9PZ

£499,950

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Farr & Farr Sales
Lettings 

**Raymar, Broadclose Road, Down
Hatherley, Gloucester, GL2 9PZ**

£499,950

**A SURPRISINGLY SPACIOUS DETACHED
CHALET BUNGALOW IN A VERY POPULAR
AND QUIET TREELINED PRIVATE ROAD**

Raymar is a detached chalet bungalow situated in a very popular private residential cul de sac approximately 3 miles to the north of Gloucester city Centre. Access to Tewkesbury, Gloucester, Cheltenham and the M5 are all within an easy reach and local schools are within the vicinity. The property has been well looked after in the current ownership over many years and offers highly adaptable family accommodation with two/three bedrooms on the ground floor and two further bedrooms on the first floor. Additionally, bedroom five can be used as a second sitting room with access to the conservatory as well as a formal sitting room, well fitted kitchen and adjoining dining room. To the exterior the gardens to the front are landscaped and have parking for three cars. There is a good size garage and to the rear, large private gardens that are adjoining open fields.

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ENTRANCE PORCH

Aluminium double glazed front door and double glazed door to:-

ENTRANCE HALL

Of a good size. Radiator. Cupboard.

SITTING ROOM 13' 6" x 12' 0" (4.11m x 3.65m)

Bay window to the front. Radiator.

DINING ROOM 12' 7" x 10' 9" (3.83m x 3.27m)

Double radiator. Staircase to landing. Window overlooking the garden. Half glazed door to utility area and wide arch to kitchen.

KITCHEN 10' 2" x 9' 4" (3.10m x 2.84m)

Inset double drainer stainless steel sink unit set into worktop with cupboards and drawers below. Wall and base units. Part tiled walls. Tiled floor. Radiator. Space for fridge and freezer. Larder cupboard. Window to the side.

UTILITY LOBBY

Plumbing for washing machine and Potterton gas central heating boiler with time clocks. Deep shelved larder/store cupboard.

CLOAKROOM/SHOWER ROOM

Double shower cubicle with marbrex walls and stainless steel controls with glazed sliding doors. Low-level WC with concealed cistern. Vanity unit with wash hand basin and cupboards below. Fully marbrex walls. Vinyl floor. Inset ceiling spotlights.

BEDROOM 1 13' 6" x 12' 0" (4.11m x 3.65m)

Double radiator.

BEDROOM 2 11' 0" x 10' 8" (3.35m x 3.25m)

Radiator. Vanity unit.

BEDROOM 3/SECOND SITTING ROOM 12' 0" x 8' 6" (3.65m x 2.59m)

Double radiator. Double UPVC double glazed French doors to:-

CONSERVATORY 9' 10" x 10' 2" (2.99m x 3.10m)

Ceiling roof light and windows overlooking garden. Door to garden. Two wall light points.

SMALL STORE ROOM

SHOWER ROOM

Fully tiled cubicle with Mira electric controls and glazed sliding doors. Pedestal wash hand basin. Low-level WC. Half tiled walls. Double radiator. Tiled floor.

FIRST FLOOR

LANDING

Wardrobe cupboard.

BEDROOM 4 14' 6" x 11' 9" (4.42m x 3.58m)

Two velux windows. Ceiling beams. Double radiator. Access to eaves storage. Wardrobe cupboard.

BEDROOM 5/WORKROOM 11' 7" x 14' (3.53m x 4.26m)

Access to eaves storage. Velux windows to either side. Double radiator.

EXTERIOR

Front gardens of a very good size with parking for three cars and via wrought iron gates. Low fencing with lawns with a mature shrub bed borders and path to front door. Outside light. Security lighting.

GARAGE

Up and over door. Power and light.

Side access to:-

Rear gardens of a very good size and laid to three areas of lawns with large area of terracing, partially covered. Pond with paving surrounds and an abundance of mature flower and shrubs. Productive vegetable area with trees and bushes. Greenhouse. All enclosed by close boarded fencing giving privacy but enjoying views to the rear over open fields. Timber garden shed.

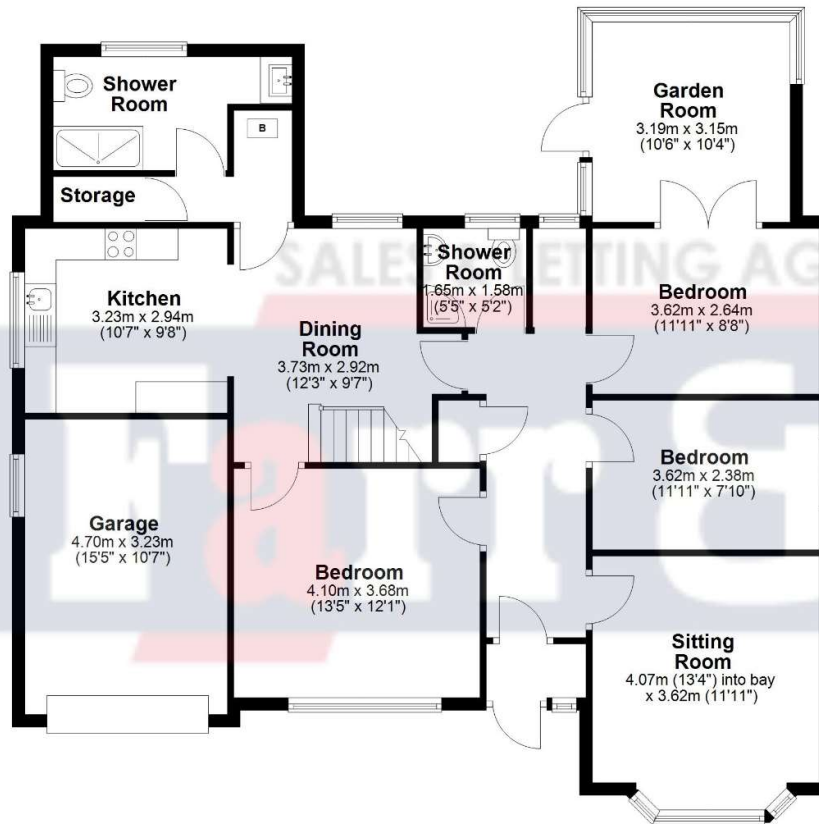
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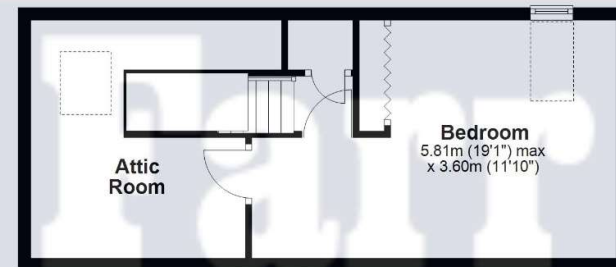
Ground Floor

Approx. 107.0 sq. metres (1152.2 sq. feet)



First Floor

Approx. 34.6 sq. metres (372.6 sq. feet)



Total area: approx. 141.7 sq. metres (1524.8 sq. feet)

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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