



5 Barnwood Road, Barnwood, Gloucester, GL2 0RU

£595,000

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Farr & Farr Sales Lettings 

**5 Barnwood Road, Barnwood, Gloucester,
GL2 0RU**

£595,000

**A SUBSTANTIAL EDWARDIAN STYLE DETACHED
FAMILY HOME IN A PROMINENT AND
CONVENIENT POSITION**

Number 5 is a handsome, Edwardian-style detached home prominently situated on one of Gloucester's most desirable residential roads, less than a mile East of the city centre. This superb location offers unparalleled convenience, with the vibrant Docklands development, historic Cathedral, local hospital, and railway station all within walking distance. Access to Cheltenham and the M5 is only a short drive away.

The property offers surprisingly generous and exceptionally well-planned family accommodation designed for both comfort and entertainment. The ground floor boasts two separate, formal reception rooms, perfect for sophisticated gatherings or quiet retreats. The heart of the home is the expansive, L-shaped dining/kitchen/breakfast room, which opens directly onto and overlooks the enclosed, level gardens.

Upstairs, the spacious dimensions continue with four generous double bedrooms. A unique and versatile large, open-plan attic conversion offers flexible space as a playroom, home office, or studio. Additional practical benefits include a ground floor shower room and utility room, gas central heating, and comprehensive double glazing throughout.

Externally, the property provides tranquil, enclosed gardens and valuable concealed off-street parking for two vehicles. This property truly provides an ideal blend of substantial living space, character appeal, and a superb central location.

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ENTRANCE PORCH

Hardwood front door bordered by leaded light and coloured glazed side panels to :-

INNER PORCH

Glazed double doors with mosaic floor tiling.

ENTRANCE HALL

High-quality flooring. Staircase to landing. Understairs hanging area and cupboard. Double radiator.

SITTING ROOM 14' 8" x 12' 3" (4.47m x 3.73m)

Coved ceilings picture rails. Three wall light points. Contemporary radiator. Bay window to the front. Slate open fireplace.

LOUNGE 13' 8" x 12' 3" (4.16m x 3.73m)

Contemporary radiator. Bay window to the front. Coved ceiling. Picture rails. TV point.

"L" SHAPED KITCHEN/FAMILY/DINING ROOM

DINING AREA 18' 0" x 10' 9" (5.48m x 3.27m)

Square bay window to the side. Double radiator. High-quality laminate flooring. Two wall light points. Double timber doors to lounge. Double UPVC double glazed doors to garden and wide arch to:-

KITCHEN/BREAKFAST AREA 19' 4" x 10' 6" (5.89m x 3.20m)

Breakfast area with double radiator. High-quality flooring. Inset ceiling spotlights. Cupboards surrounding space for American style fridge/freezer. Door to utility and arch to:-

KITCHEN AREA

Comprehensively fitted with inset stainless steel sink unit with mixer tap set into worktops with cupboards and drawers below. Wall and base units. Underunit lighting. Inset ceiling lighting. Space for 90cm cooking range with stainless steel back plate and cooker hood. Built-in dishwasher. TV point. Windows to the front and side overlooking the gardens.

UTILITY ROOM 9' 8" x 4' 3" (2.94m x 1.29m)

Inset stainless steel sink unit with mixer taps and cupboard below. Wall cupboards. Plumbing for washing machine and space for dryer. Worktops. Tiled splashback. Tiled floor. Inset ceiling spotlights. Worcester gas fired central heating boiler. Door to covered side area and door to:-

CLOAKROOM/SHOWER ROOM 8' 7" x 4' 3" (2.61m x 1.29m)

Very comprehensively fitted with large double shower cubicle with mosaic tiled splashback and stainless steel controls with glazed sliding doors. Corner wash hand basin. Low-level WC. Heated towel rail/radiator. Tiled floor. Inset ceiling spotlights. Extractor fan.

FIRST FLOOR

LANDING

Double radiator. Window to the front. Staircase to second floor.

BEDROOM 1 12' 3" x 14' 7" (3.73m x 4.44m)

Double radiator. Bay window to the front.

BEDROOM 2 12' 3" x 13' 8" (3.73m x 4.16m)

Double radiator. Bay window to the front.

BEDROOM 3 12' 5" x 10' 7" (3.78m x 3.22m)

Double radiator. Window to rear garden.

BEDROOM 4 12' 5" x 9' 9" (3.78m x 2.97m)

Double radiator. Window to rear garden.

BATHROOM 9' 7" x 5' 4" (2.92m x 1.62m)

White suite of panelled bath with Mira electric shower and glazed curved screen. Fully tiled walls. Tiled floor. Vanity unit with wash hand basin and drawer below. Low-level WC. Mirrored cabinet. Extractor fan. Inset ceiling spotlights.

SECOND FLOOR

ATTIC/WORK ROOM 20' 0" x 11' 9" (6.09m x 3.58m)

Radiator. Dormer window. Access to eaves storage to both sides. Inset ceiling spotlights.

EXTERIOR

Front gardens with fence surrounds. Central gate to path to front door with lawns to either side. Flower and shrub beds. Side access to:-

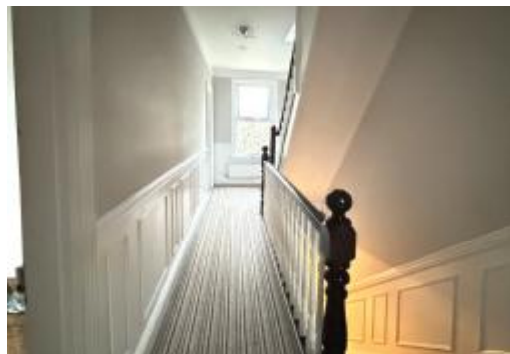
Rear Gardens 47' x 45' (14.31m x 13.71m). *Totally enclosed by high close boarded fencing with large area of brick pavia and paved terracing. Good area of lawns. Outside light. Further brick driveway (concealed parking for two cars) with high sliding gate to Argyll Road. Brick built corner garden summer house. Covered side storage area with outside power and tap.*

AGENTS NOTE

EPC: D-56

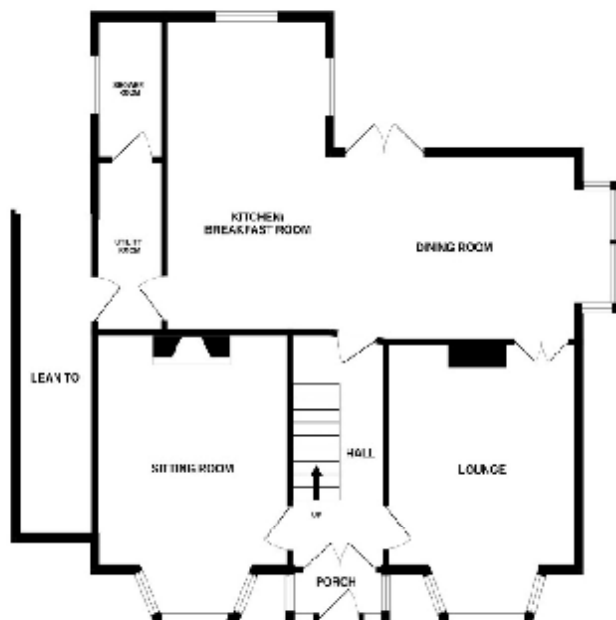
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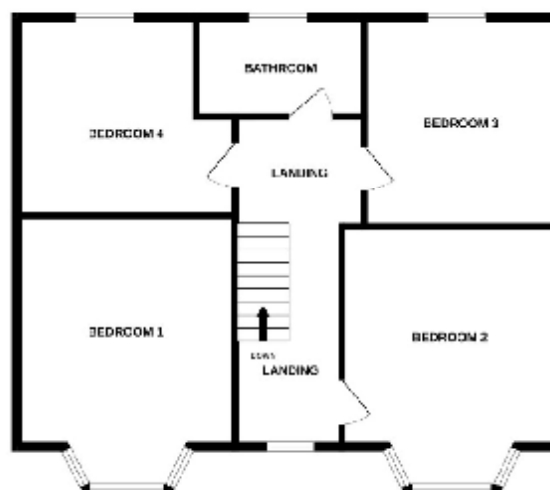


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

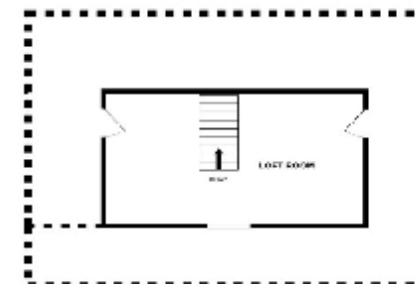
GROUND FLOOR
583 sq.ft. (53.7 sq.m.) approx.



1ST FLOOR
731 sq.ft. (67.7 sq.m.) approx.



2ND FLOOR
738 sq.ft. (68.1 sq.m.) approx.



TOTAL FLOOR AREA: 2475 sq.ft. (230.0 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 misstatement. 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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