



**Byfords Road, Gloucester GL19 3EL**  
**£480,000**



## Byfords Road, Gloucester GL19 3EL

- Spacious detached bungalow
- Far reaching views
- Mature landscaped gardens
- Village location
- Garage and parking
- EPC E51
- Council tax band D

**£480,000**



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### Entrance hall

Accessed via UPVC double glazed door there are two handy cloaks cupboards, access to loft space and airing cupboard housing hot water cylinder.

### Cloakroom

WC, corner hand basin and frosted window to the front elevation.

### Living room

Generously sized room with feature open fireplace with polished marble surround, large picture window allowing views over the garden and surrounding countryside and door in to conservatory.

### Conservatory

A light and spacious conservatory predominantly glazed offering far reaching views over the gardens and farmland beyond. There is a door to the garden and further door leading into the boiler room at the back of the garage and a fuel storage area.

### Dining room

Rear aspect window with pleasant views.

### Kitchen breakfast room

Well appointed and practical with a range of base and wall mounted units, ample work surface space and inset stainless steel sink unit. There is plumbing and space for dishwasher, space for further appliance and built in Neff double oven and electric hob. The kitchen also offers a breakfast bar and handy pantry cupboard. Sliding door gives access out to the rear gardens and there is a window to the side aspect.

### Bedroom one

An array of built in bedroom furniture to include wardrobes, dressing table and bedside units. There is also a bay style window to the front aspect.

### Bedroom two

Two built in storage cupboards and window to front elevation.

### Bedroom three

Currently used as a study with wardrobe recess ideal for desk space.

### Shower room

Wet room style with direct feed shower and screen, WC, hand basin and bidet. Fully tiled floor and walls and two frosted windows to the side aspect.

### Outside

To the front of the property the garden is laid to lawn and has a resin bound driveway for parking which in turn leads the garage. This has an electric up and over door, power and lighting with storage in the eaves. From here is door into the boiler room which can also be accessed via the conservatory. Gated side access leads around to the rear gardens which are a generous size and boast mature beds and borders, central lawn, resin bound patio area, various seating areas and delightful views across the neighbouring farmland.

### Location

Huntley is a village located seven miles west of Gloucester along the A40 with easy access to the Forest of Dean. The village offers a Church of England Primary School providing education from 4 to 11 years. You will also find Leaf Creative Garden Centre with cafe, Woods Family Butchers plus two filling stations with convenient stores. There is a football and cricket club which was founded in 1874 and has its own ground along Grange Court Lane

### Material information

Tenure: Freehold

Council tax band: D

Local authority and rates: Forest of Dean District Council £2171.28 (2024/2025)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

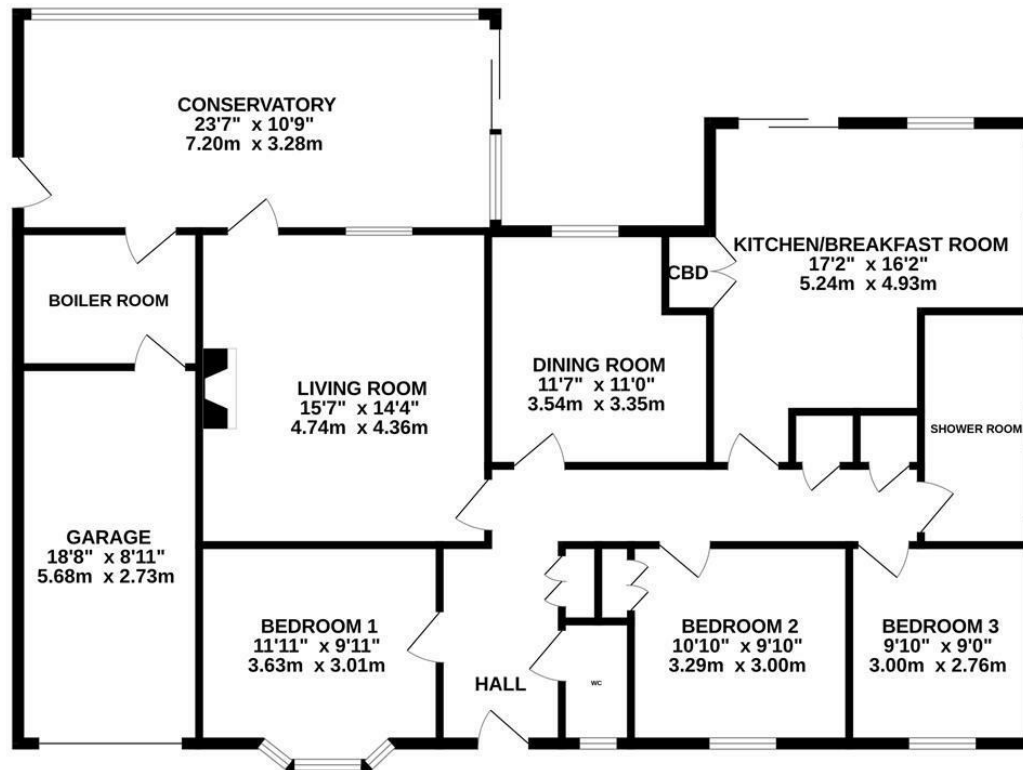
Heating: Oil

Broadband speed: Basic 3 Mbps, Ultrafast 41 Mbps

Mobile phone coverage: EE, Vodafone, O2, Three



**GROUND FLOOR**  
1610 sq.ft. (149.6 sq.m.) approx.



TOTAL FLOOR AREA: 1610 sq.ft. (149.6 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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