



**38 Orchard Rise, Gloucester GL19 3AT**  
**£335,000**





## 38 Orchard Rise, Gloucester GL19 3AT

• Four bedroom family home • Extended accommodation • Ensuite to Master bedroom • Enclosed gardens • Close to primary school • Off road parking • Council tax C • EPC tbc



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### Entrance hall

Accessed via UPVC front door, there is a handy cloaks cupboard, the stairs to the first floor and doors leading off.

### WC

WC, hand basin and frosted window to the front aspect.

### Utility room

Base and wall mounted cupboards, work surface space with stainless steel sink unit, plumbing for washing machine, rear aspect window and door to rear garden.

### Living room

Light and spacious room with two large windows to the front aspect. Feature fireplace with woodburning stove and alcoves to either side.

### Kitchen/diner

Well appointed with a range of base and wall mounted units, solid wooden

worktops, stainless steel sink unit, 2 ovens with electric hob above and extractor hood over. There is a handy walk in pantry, window to the rear overlooking the garden and archway opening into;

### Sun room

Versatile space currently utilised as dining area with solid roof, windows to rear and side and double doors out to the garden.

### First floor landing

Access to loft space airing cupboard and doors off.

### Bedroom one

Generously sized with two windows to the front aspect overlooking the village green area. Door into;

### Ensuite shower room

Shower enclosure with electric shower, WC and hand basin.

### Bedroom two

Window to the rear aspect.



### Bedroom three

Window to rear aspect.

### Bedroom four

Currently study, window to rear aspect.

### Family bathroom

White suite comprising bath, WC and hand basin plus separate shower enclosure. Obscure window to the front aspect.

### Outside

Picket fence and gated front garden which is mostly laid to lawn with block paved path to the front door. The property fronts on to a village green area.

At the rear of the property is a driveway with parking for two vehicles and gated access into the rear garden which boasts attractive patio area ideal for al fresco dining, expanse of lawn and mature borders all enclosed by picket fence. There is power to the rear garden and water supplies to front and rear.

### Location

Tibberton is located 5 miles from Gloucester and 5 miles from Newent and is surrounded with beautiful countryside. This strong community benefits from its own village hall and grounds that continually host an array of activities and events, including sports activities to barn dances

and the yearly Tibberton Show. The village also has its own chapel and primary school knitted into the community. There are beautiful countryside walks around the village leading to the surrounding villages and beyond.

### Material information

Tenure: Freehold

Council tax band: C

Local Authority & rates: Forest of Dean District Council - £1998.36 (2025/2026)

Electricity supply: mains

Water supply: mains

Sewerage: mains

Heating: Oil

Broadband speed: Basic 18 Mbps, Superfast 80Mbps, Ultrafast 1000 Mbps

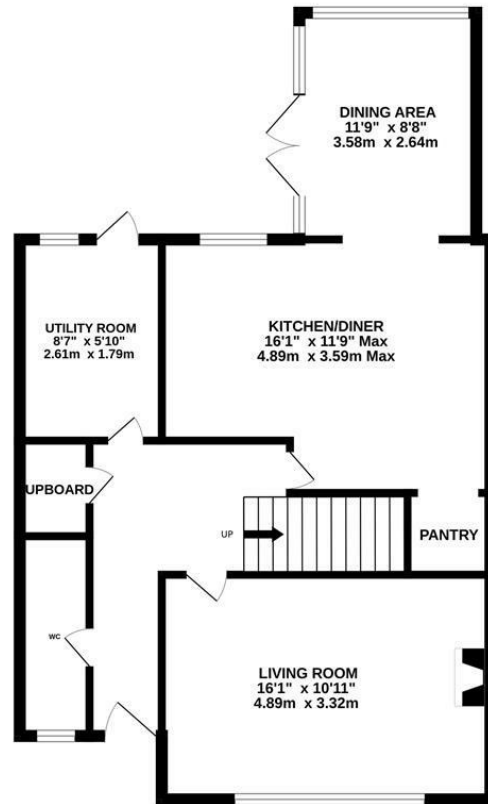
Mobile phone coverage: EE, Vodafone, O2







GROUND FLOOR



1ST FLOOR



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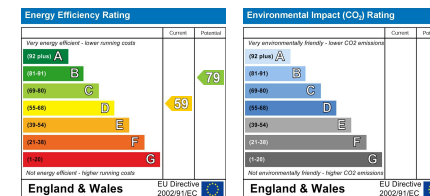
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