



Glebe Close, Frampton On Severn GL2 7EL
£750,000



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• Detached house in a sought after village location • Extended kitchen/diner/family room with underfloor heating • Four double bedrooms • Versatile living space throughout and finished to a high standard • Four shower and bath rooms • Good size garden with gate to local walks • Garage and driveway, parking for six vehicles • Freehold • Council tax band E (£2,798.65) • EPC rating D63

Regent House, 1 Bath Road, Stonehouse, GL10 2JD

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Porch

Wooden door to porch and single-glazed wooden windows to front elevation.

Hallway

uPVC door to hallway and uPVC double-glazed window to porch. Access to living room, kitchen/family room, shower room and stairs rising to the first floor. Radiator.

Living Room

uPVC double glazed window to the front elevation. Inset log burner with stone surround, patio doors leading to the dining room. Three radiators.

Kitchen/Family Room

uPVC double-glazed window to rear elevation. Range of wall and base units with appliances to include eye-level double oven, five ring Calor gas hob, integrated dishwasher and one bowl sink with drainer either side. Kitchen Island with breakfast seating. Access to dining room and utility room. Under-floor heating.

Dining Room

uPVC double-glazed window to rear and side elevation and uPVC double-glazed French doors to rear garden. Access to living room. Radiator.

Utility Room

uPVC double-glazed door and window to side elevation. One and a half bowl sink with drainer and cupboards underneath and plumbing for washing machine.

Snug

uPVC double-glazed window to front elevation. Access to Jack and Jill shower room. Radiator.

Study

uPVC double-glazed window to rear elevation. Radiator.

Jack and Jill Shower Room

Low-level WC with cupboard over, corner sink and walk-in shower. Heated towel rail.

Bedroom One

uPVC double-glazed window to rear elevation. Two sets of wardrobes. Access to en-suite. Radiator.

En-Suite Shower Room

uPVC double-glazed window to side elevation. Low-level WC, wash and basin and walk-in shower. Heated towel rail.

Bedroom Two

uPVC double-glazed window to rear elevation. Access to en-suite. Radiator.

En-Suite Shower Room

uPVC double-glazed window to side elevation. Low-level WC, wash and basin and walk-in shower.

Bedroom Three

uPVC double-glazed window to rear elevation. Radiator.

Bedroom Four

uPVC double-glazed window to front elevation. Radiator.

Bathroom

uPVC double-glazed window to front elevation. Low-level WC, wash hand basin, bath and walk-in shower. Heated towel rail.

Outside

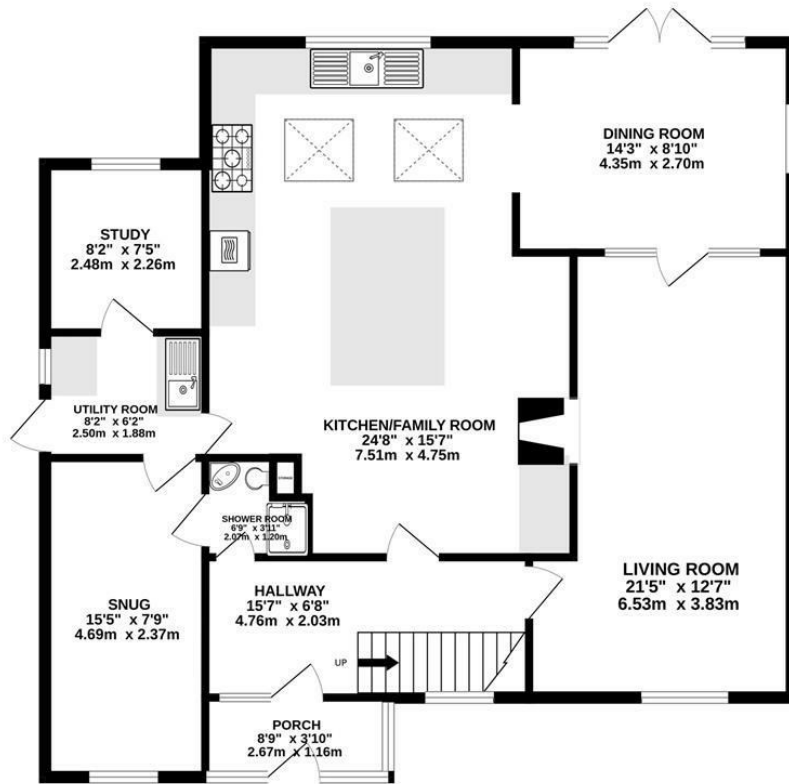
The property boasts a gated driveway with parking for six vehicles, the front garden also benefits from a plot of lawn and some established shrubs. The rear garden is enclosed and can be accessed from either side of the property. The garden is mostly laid to lawn with an array of trees and shrubs. There is a greenhouse, summer house and workshop all with power and lighting. The single garage has power and lighting as well as eaves storage. There is a gate at the rear of the garden that provides access to the Frampton Estate, ideal for local walks.

Location

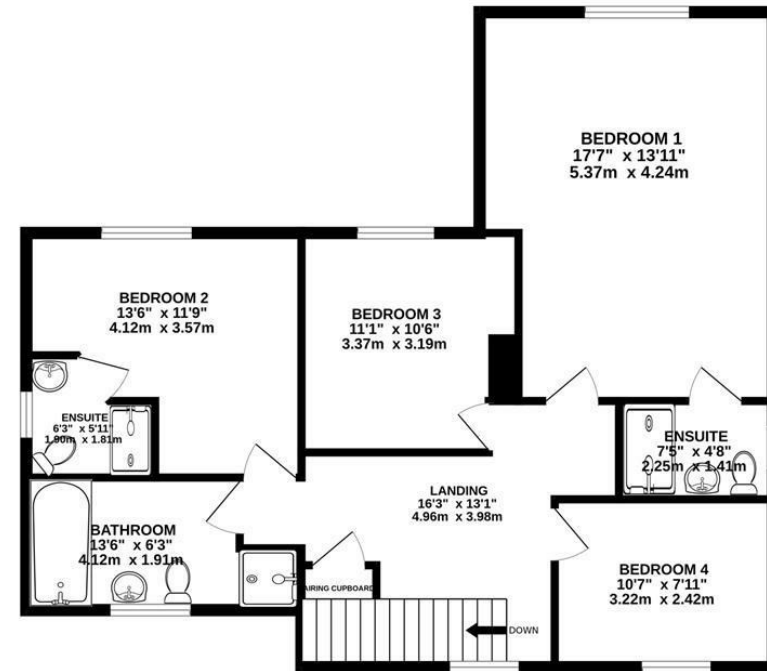
This home is located in the village of Frampton-on-Severn. The village benefits from a village shop, incorporating a post office, doctors' surgery, restaurant, pubs and primary school. There are a range of pleasant walks nearby, including the Gloucester and Sharpness canal and the River Severn in Arlingham. The canal provides mooring for boat enthusiasts as well as several family events. Frampton-on-Severn is situated on the eastern side of the River Severn, just under 4 miles from junction 13 of the M5 and the A38, providing easy access to Gloucester, Cheltenham and Bristol. Further facilities can be found in Stonehouse, Stroud, Gloucester and Cheltenham. Mainline railway links to London Paddington can be found at Stroud and Stonehouse, whilst Bristol and Gloucester are accessible via Cam.



GROUND FLOOR
1128 sq.ft. (104.8 sq.m.) approx.



1ST FLOOR
851 sq.ft. (79.0 sq.m.) approx.



TOTAL FLOOR AREA : 1979 sq.ft. (183.9 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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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

