



R B WALTERS  
ESTATE AGENTS



*Neven Place, Gloucester,  
Gloucestershire, GL1 5NF.*

*£495,000*

Exceptional family home, beautifully presented throughout and providing extremely spacious accommodation as well as a good size garage and parking for several vehicles.

This modern family home is located in a quiet cul-de-sac with minimal passing traffic and enjoys a pleasant, wooded outlook. Conveniently situated and within walking distance of Ribston Hall and Crypt Schools the property is ideal for anyone looking for a turn-key property that provides well proportioned rooms throughout.

The ground floor has a welcoming hallway with the living room running from front to back where double doors open onto the garden. There is good size study/office which would also make for an ideal playroom and then at the rear of the property is a wonderful open plan kitchen/diner which is fully fitted and has further doors opening to the garden. There is also a utility room and cloakroom. The first floor has a galleried landing and four generous bedrooms with the master bedroom having its own ensuite. There is also a family bathroom.

Unusually for a modern home the property benefits from exceptional parking with space for two cars in front of the garage and further parking opposite also belonging to the property. There is also plenty of additional visitor parking close by. The garage is larger than most and measures an impressive 19ft in length and is over 10ft wide. The rear garden has been landscaped and features an attractive covered area with mood lanterns, a good size patio, further seating areas and a hot tub. There is also an outdoor kitchen with granite worktops and a wood fired pizza oven ideal for al fresco dining and enjoying lazy evenings with friends.

This is a fantastic opportunity to purchase a wonderful home offering over 1500 sq ft of accommodation in a convenient and peaceful location with easy access to good schools, the city centre, train station and hospital.

#### *Entrance Hall*

#### *Cloakroom*

#### *Living Room*

*17' 7" x 12' 1" (5.36m x 3.68m)*

#### *Kitchen/Diner*

*17' 7" x 12' 9" (5.36m x 3.88m)*

#### *Study/Office*

*10' 11" x 9' 6" (3.32m x 2.89m)*

#### *Utility Room*

*7' 11" x 7' 8" (2.41m x 2.34m)*

#### *First Floor Landing*

#### *Master Bedroom*

*17' 7" x 12' 5" (5.36m x 3.78m)*





**Ensuite**  
8' 6" x 4' 10" (2.59m x 1.47m)

**Bedroom**  
12' 10" x 9' 4" (3.91m x 2.84m)

**Bedroom**  
11' 1" x 9' 6" (3.38m x 2.89m)

**Bedroom**  
9' 2" x 7' 10" (2.79m x 2.39m)

**Bathroom**  
9' 3" x 7' 10" (2.82m x 2.39m)

**Outside**

**Parking for Several Cars**

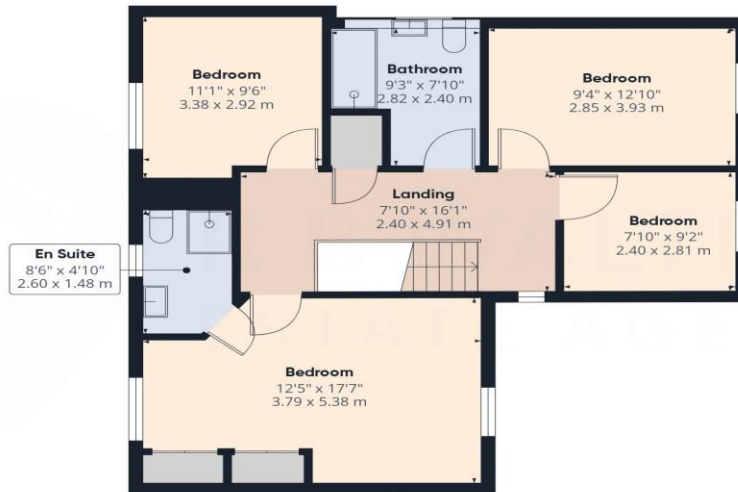
**Garage**  
19' 7" x 10' 7" (5.96m x 3.22m)

**Landscaped Rear Garden**





Ground Floor Building 1



Floor 1 Building 1



Approximate total area<sup>(1)</sup>

1476 ft<sup>2</sup>  
137.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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