



55 Gambier Parry Gardens, Gloucester, GL2 9RD  
£565,000

**Farr & Farr**

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# 55 Gambier Parry Gardens

Gloucester, GL2 9RD

A SUBSTANTIAL DETACHED FAMILY HOME IN PROBABLY THE FINEST POSITION ON THIS VERY POPULAR AND CONVENIENT DEVELOPMENT

Gambier Parry Gardens is probably one of the most popular small developments within Gloucester and number 55 is seated within the very best position on the development. Being at the end of a small cul-de-sac, it has its own drive with ample parking and turning area's that are beautifully landscaped giving it an unusual degree of privacy. The rear gardens back South and side's onto playing fields, so enjoys equal privacy and wonderful landscaping. Internally, the accommodation has been beautifully looked after over many years and offers highly practical family accommodation with good sized rooms, a well fitted kitchen, large conservatory as well as a double garage.

The property is situated less than ½ mile to the North of Gloucester city centre with the Cathedral, Gloucester rugby and the exciting Docklands development are all within walking distance. Access to Cheltenham and the M5 is only a very short drive.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D-59





#### ENTRANCE PORCH

Carriage light. Quarry tiled floor and hardwood half glazed door to:-

#### ENTRANCE HALL

Boxed radiator. High-quality flooring.

#### CLOAKROOM

Level WC. Wash hand basin. Half tiled walls. High-quality flooring.

#### SITTING ROOM

19' 6" x 11' 10" (5.94m x 3.61m)

Adam style fireplace with coal effect gas fire. Double radiator. Four wall light points. TV point. Bay window to the front overlooking the private front garden.

#### DINING ROOM

14' 4" x 9' 10" (4.37m x 3.00m)

Double radiator. Timber bifold doors to:-

#### CONSERVATORY

12' 0" x 11' 2" (3.66m x 3.40m)

Tiled floor. Two wall light points. Ceiling blinds. Glazed double doors to terrace and garden.

#### KITCHEN

19' 0" x 10' 6" (5.79m x 3.20m)

Comprehensively fitted with inset one and a half bowl single drainer, stainless steel sink unit set into worktops with cupboards and drawers below. Wall and base units. Part tiled walls. Tiled floor. Built-in Neff dishwasher and double oven with four ring gas hob and extractor hood. Breakfast area with radiator. Built-in fridge and freezer. Spotlights and views of the garden. Door to:-

#### UTILITY

9' 4" x 8' 0" (2.85m x 2.44m)

Tiled floor. Inset single drainer stainless steel sink unit set into worktop with cupboards and drawers below. Wall units. Part tiled walls. Radiator. Built-in washing machine and space for dryer. Shelved store cupboard. Door to garage and UPVC double glazed door to the side.





## FIRST FLOOR

### LANDING

Access to loft with retractable ladder. Large airing cupboard with factory lagged cylinder, immersion and shelving.

### BEDROOM 1

18' 0" x 11' 2" (5.49m x 3.40m)

Windows to the front and the side overlooking playing fields. Radiator.

### ENSUITE SHOWER ROOM

Large corner shower with stainless steel controls and glazed sliding doors. Vanity unit with wash hand basin and cupboards below. Low-level WC with concealed cistern. Fully tiled walls. Tiled floor. Heated towel rail/radiator. Inset ceiling spotlights. Extractor fan.

### BEDROOM 2

10' 10" x 11' 0" (3.30m x 3.35m)

Complete range of three double wardrobe cupboards. Radiator.

### BEDROOM 3

10' 10" x 8' 0" (3.30m x 2.44m)

Radiator. Built-in shelves.

### BEDROOM 4

10' 0" x 8' 1" (3.05m x 2.46m)

Radiator. Window to the front and side. Overstairs wardrobe cupboard.

### BATHROOM

White suite of panelled bath with separate shower. Fully tiled splashback and glazed screen. Vanity unit with wash hand basin and cupboards below. Low-level WC with concealed cistern. Half tiled walls. Vinyl floor. Heated towel rail/radiator. Inset ceiling spotlights.



## FRONT GARDEN

Front gardens, unusual for this development number 55 is on the end of a small inner cul-de-sac therefore has much larger front garden than the normal with ample macadam parking for several cars including a turning area and lawns which are surrounded by mature trees and beach tree giving additional privacy.

## REAR GARDEN

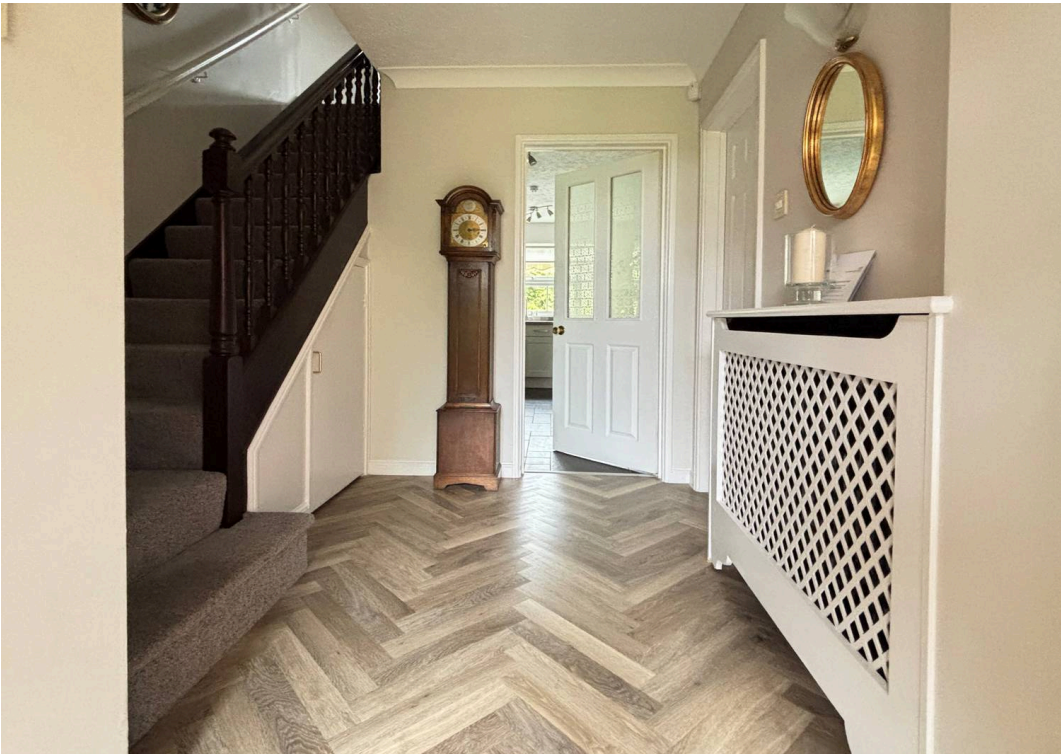
Almost completely private and Westerly backing siding onto the field with large area of terrace adjoining lawns with a gravel path. Pergola and abundance of mature mixed shrubs offering wonderful landscaping. Outside blind for the kitchen. Security lighting.

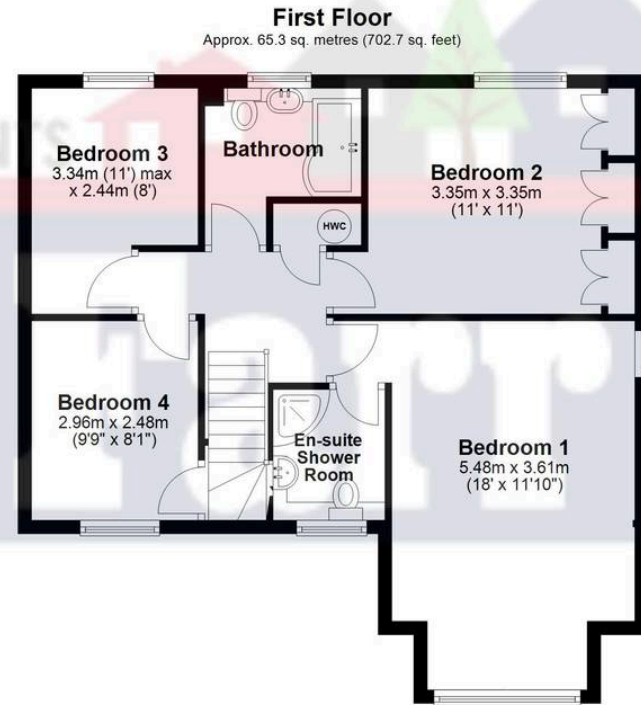
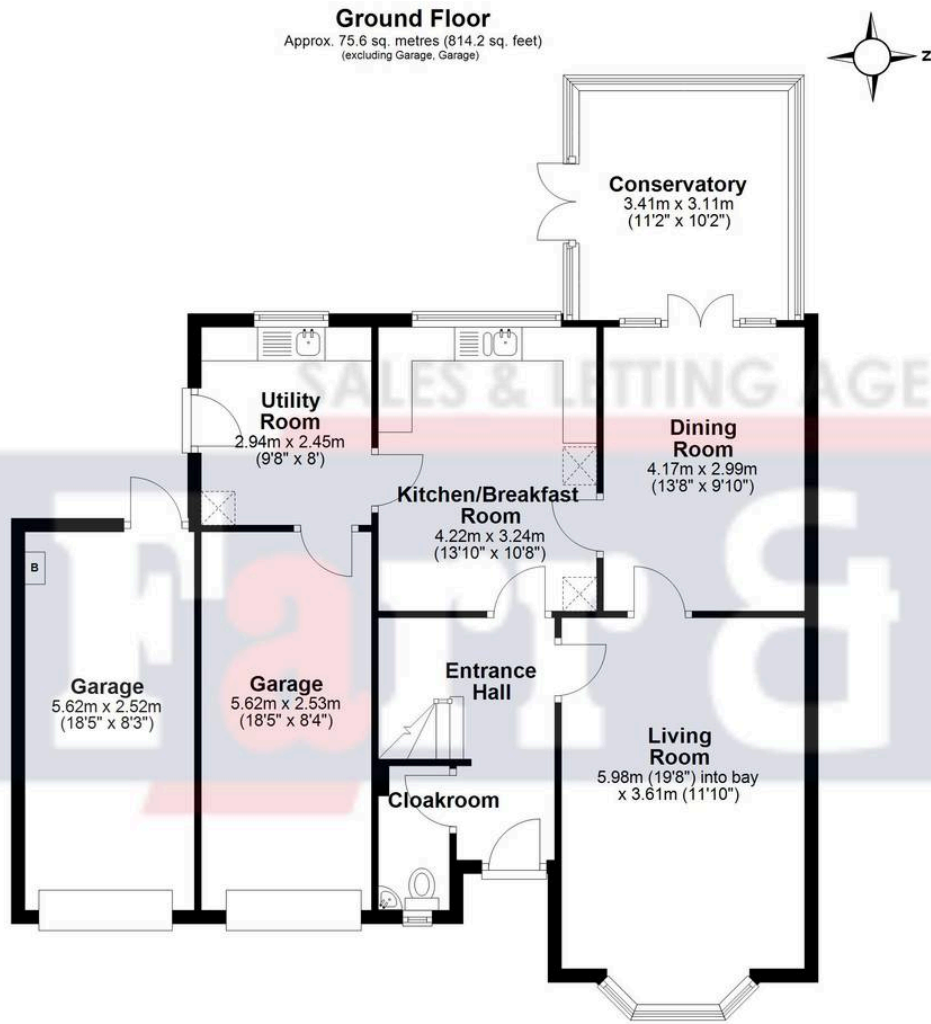
## DOUBLE GARAGE

2 Parking Spaces

18'3 x 16'7. Part dividing wall. High-level storage and shelving. Access to loft. Worcester gas fired central heating boiler and time clocks. Two up and over doors. UPVC double glazed personnel door to rear garden.







Total area: approx. 140.9 sq. metres (1516.9 sq. feet)

**Farr & Farr**

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