15 Coronation Grove, Gloucester - GL2 0SR

£535,000

Farr & Farr Sales & Lettings

15 Coronation Grove

Gloucester, GL2 0SR

Coronation Grove is a small residential road on the popular Armscroft development situated less than 1 mile to the East of Gloucester city centre. Some of the area's most sought after schools are close by, good local shopping is with an easy reach and access to the hospital, transport facilities, Cheltenham and the M5 are all only a very short drive.

Number 15 has been beautifully upgraded in the current ownership and offers individual and very well planned family accommodation. To the first floor there are four bedrooms and a very well fitted shower room. To the ground floor, a formal sitting room to the front with views over the park, a large lounge/dining room with bifold doors that adjoin and overlook the garden and a very well fitted kitchen. To the exterior, there is ample front gardens offering a degree of privacy, parking and car port with lots of storage and weather protection. To the rear, delightful mature and natural gardens that are extremely private and quiet.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

ENTRANCE PORCH

UPVC and of a good size with vinyl floor and space for hanging. Octagonal topped original hardwood front door with glazed panels.

ENTRANCE HALL

Radiator. Staircase to landing. Boiler cupboard housing Valliant gas fire central heating boiler.

SITTING ROOM

18' 0" x 11' 10" (5.49m x 3.61m)

Deep round bay window in the centre. Contemporary log fireplace with TV point above. Two double radiators. Two wall light points. Double doors to:-

DINING/FAMILY ROOM

19' 2" x 10' 9" (5.84m x 3.28m)

Extended. Double radiator. High-quality flooring. Timber fireplace with lovely tiled cast iron insets. Dimmer switch. Triple bifold doors to terrace and garden with window above. Inset ceiling spotlights. Velux ceiling window. Opening to:-

KITCHEN

15' 2" x 10' 6" (4.62m x 3.20m)

Comprehensively fitted with granite worktops with inset 1 1/2 bowl stainless steel sink and contemporary mixer taps with cupboards and drawers below. Range of units incorporating a double oven with shelf pantry to the side. Integrated, tumble dryer, washing machine and fridge/freezer. Shelved storage with roller door. Neff induction hob with Frankie cooker hood. Inset ceiling spotlights. Breakfast bar with plumbing for dishwasher below. Double radiator. High-quality flooring. Views to the garden.

CLOAKROOM

Beautifully fitted with low-level WC and concealed cistern. Vanity unit with wash hand basin and worktop with cupboards below. Tiled floor. Light. Vertical heated towel rail/radiator in stainless steel.

FIRST FLOOR

LANDING
Of a good size with window to the rear. Boxed radiator. Access to loft with retractable ladder. Store cupboard.

BEDROOM 1
11' 0" x 11' 0" (3.35m x 3.35m)
Round bay window overlooking the park. Double radiator. Newly fitted (12 months ago) two double wardrobe cupboards with matching bedside drawers. TV point.

BEDROOM 2
13' 0" x 9' 0" (3.96m x 2.74m)
Double bedroom. Complete range of wardrobe cupboards with sliding doors (one mirrored). Double radiator. Views to rear garden. Built in wardrobe. TV Point.

BEDROOM 3
11' 0" x 6' 4" (3.35m x 1.93m)
Good sized single bedroom. Radiator.

BEDROOM 4/STUDY
7' 6" x 6' 6" (2.29m x 1.98m)
Window and views over the park. Radiator.

SHOWER ROOM
Fully tiled walk-in shower cubicle with stainless steel double headed controls and glazed sliding doors with recessed shelving. Vanity unit with wash hand basin and cupboards below. Low level WC with concealed cistern. Half tiled walls. Tiled floor. Shelving. Extractor fan. Inset ceiling spotlights. Heated towel rail/radiator in stainless steel.

FRONT GARDEN

Hedge and wall to the front giving privacy. Large area of paved drive with parking for 2/3 cars. Lawns. Shrub beds and gated side access.

REAR GARDEN

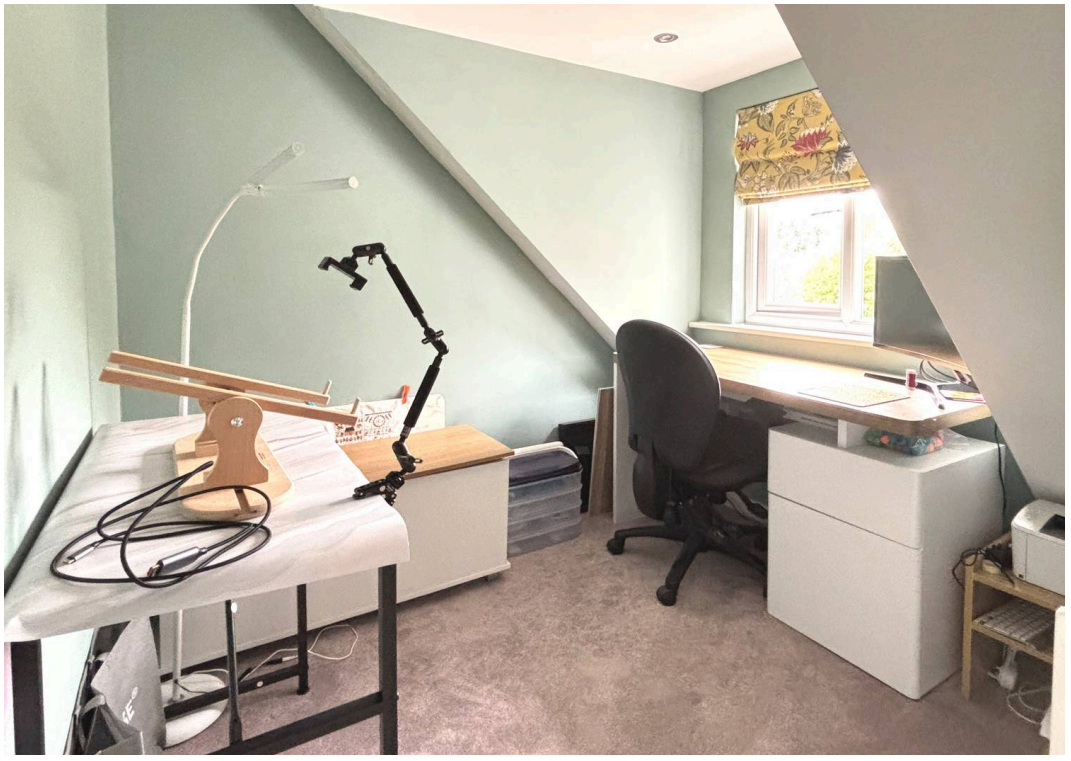
Beautifully private and of a very good size with large area of stone paved terrace with steps to lawns with an abundance of flower and shrub beds with sleeper borders. Winding path to wild or vegetable area with rose and shrub bed surrounds. Mature bushes. Outside power and light. Gated area to second area of terrace with large Summer house 12'1 x 8'10 "L" shaped with power and light with two windows and double doors to covered terrace and adjoining pergola. Barked storage area for wildlife. Concealed area with outside power to the rear with garden stores and water but. Tool shed and storage shed. Outside tap Wildlife meadow flowers and pond Side gated access to right side of property.

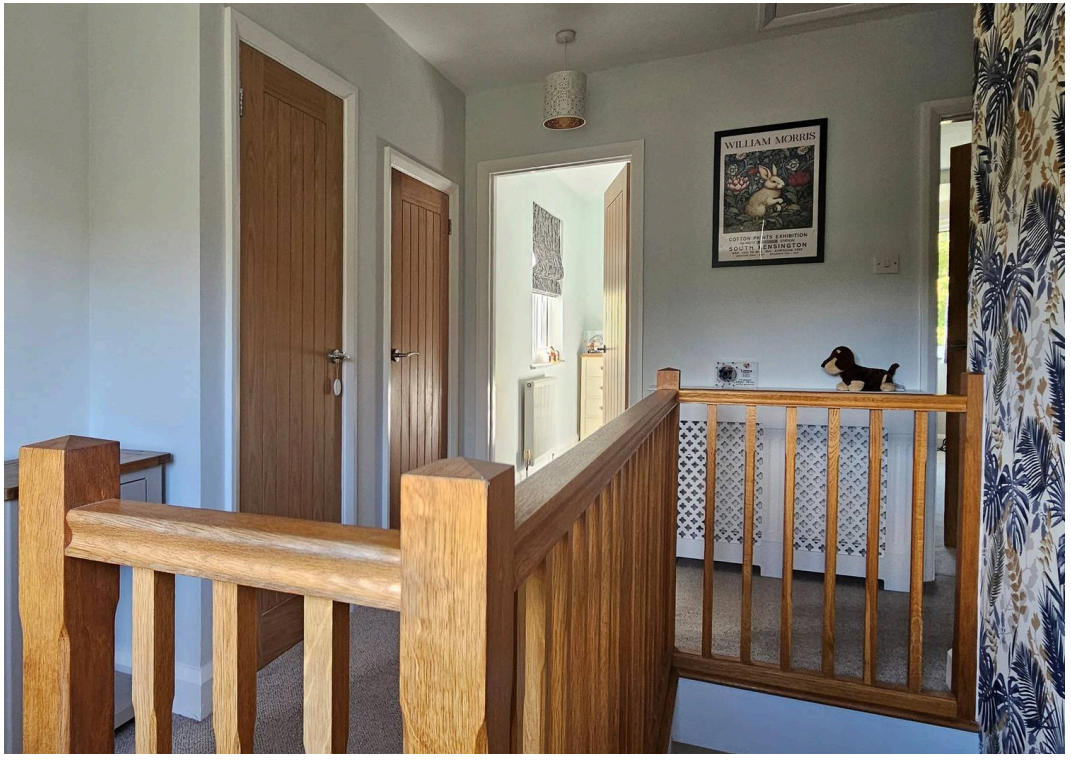
CAR PORT

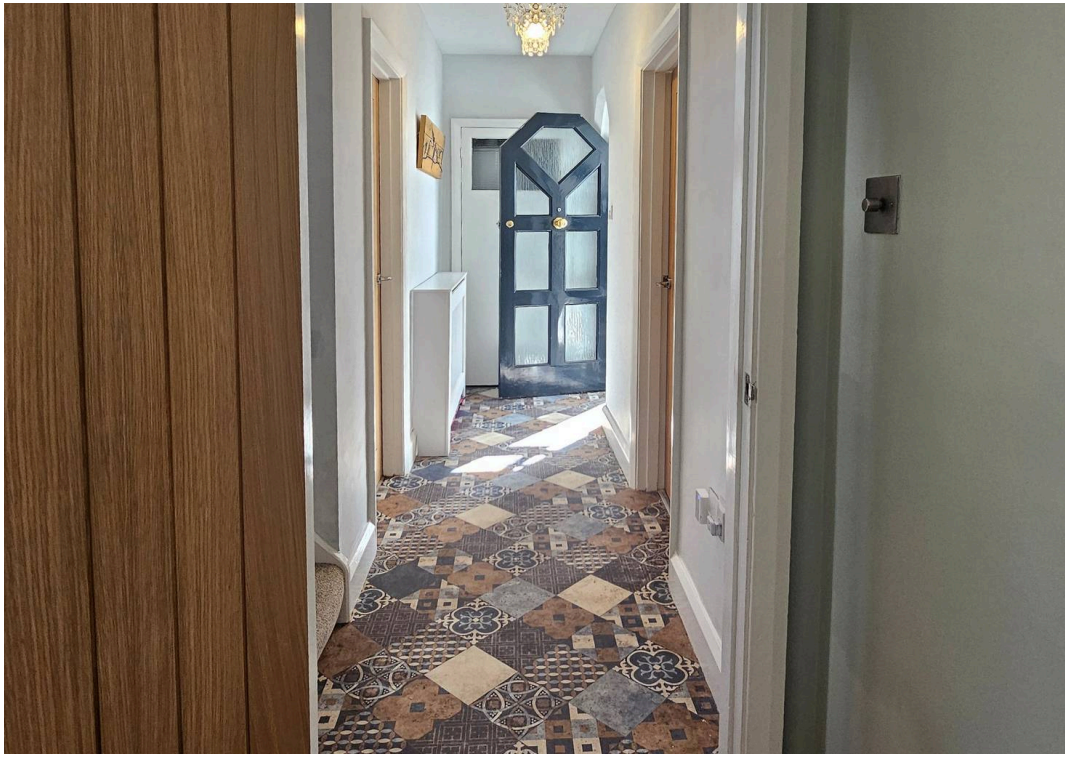
2 Parking Spaces

27' x 6' with secure double door doors to the front. Opening to rear gardens. Lots of storage. Outside tap. Wooden storage units fitted. Light and power Insulated walls

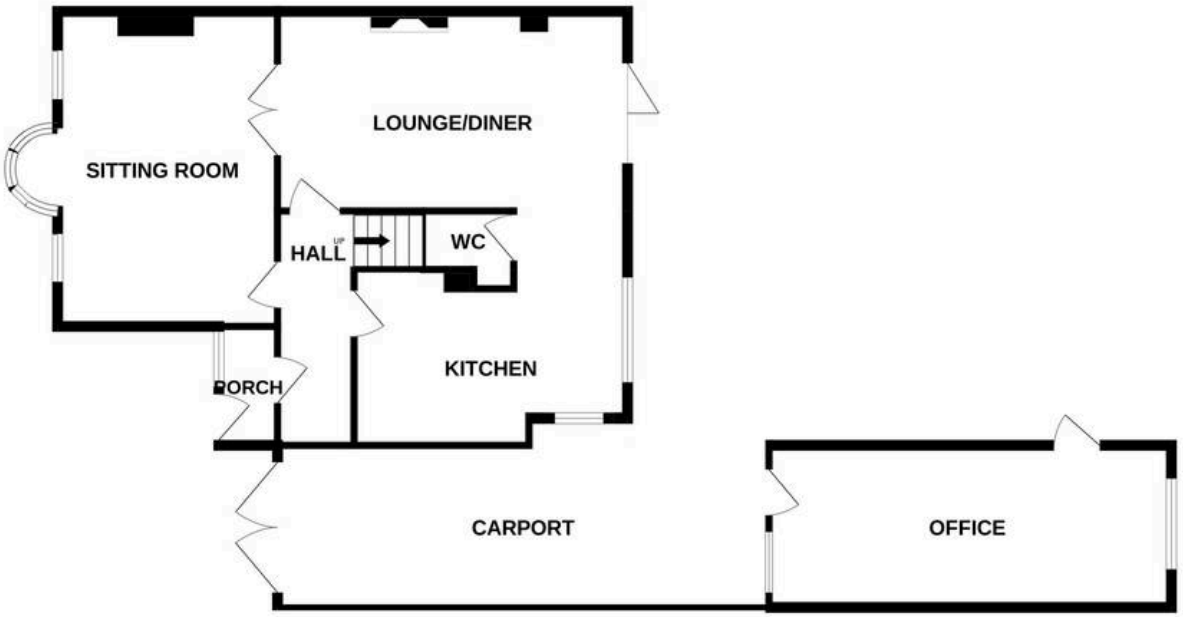
DRIVEWAY



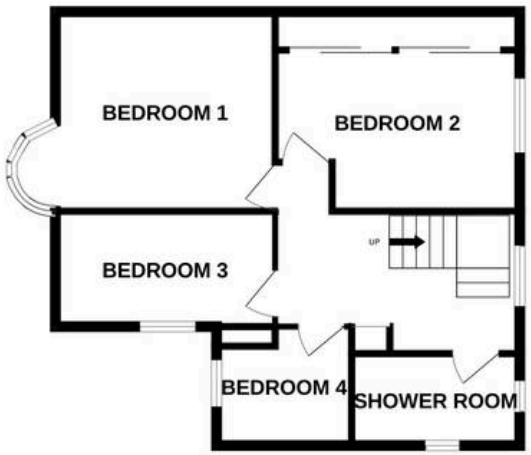

WILLIAM MORRIS



GROUND FLOOR



1ST FLOOR



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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