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THOMAS & THOMAS property









31 Billbrook Road, Gloucester, GL3 3QS

Asking Price £495,000

This four bedroom family home is located in a fantastic position, offering spacious and versatile accommodation, making it an ideal choice for growing families.

The property has been thoughtfully adapted to maximise living space, with the extension providing a flexible additional reception room that is perfect as a home office, playroom or snug. The exposed beams and tiled floors bring a real sense of character throughout.

The welcoming interior features two reception rooms, fitted with double doors, giving the flexibility of keeping the spaces separate or joining to create one big family room. The open fire creates a cosy space, perfect for the winter months. The main focal point of this property has to be the kitchen / diner with ample cupboard space, range cooker and views over the enclosed garden.

Upstairs, the property boasts four well-proportioned bedrooms, including a spacious principal bedroom with the added luxury of an en-suite shower room and walk in wardrobe. The remaining bedrooms are served by a modern family bathroom, offering comfortable accommodation for the whole household.

Externally, the home benefits from a private driveway with EV charger, providing off-road parking for at least three cars. The rear garden offers an excellent space for relaxing, children's play and outdoor dining.

- Four bedroom family home
- Three reception rooms
- Extended to create home office space
- Good sized private garden
- En suite and family bathroom
- Driveway parking for multiple cars

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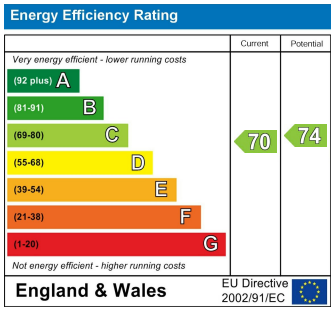
Approx Gross Internal Area
178 sq m / 1918 sq ft

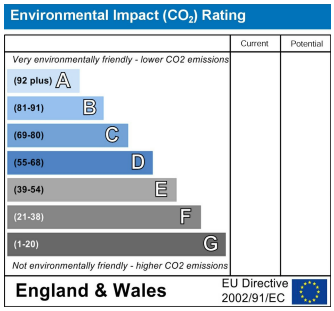


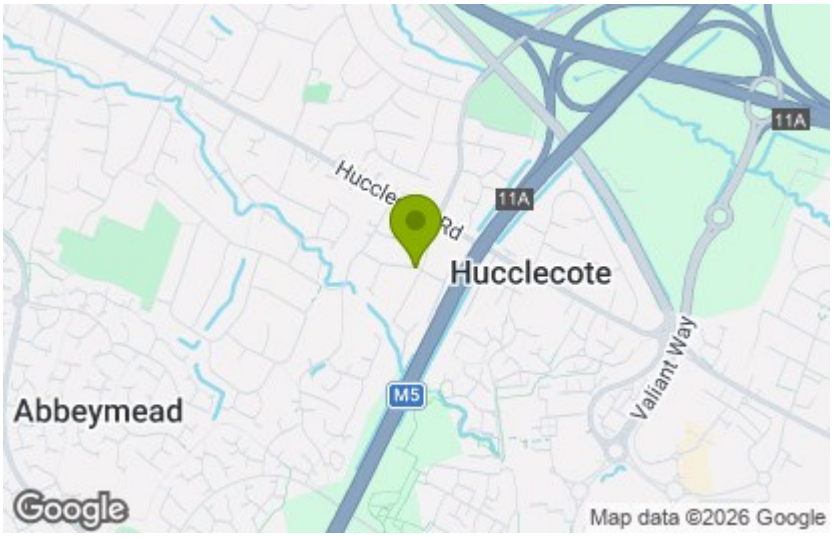
Ground Floor
Approx 99 sq m / 1064 sq ft

First Floor
Approx 79 sq m / 854 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.







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