



R B WALTERS
ESTATE AGENTS



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*Eardisland Road, Tuffley, Gloucester,
Gloucestershire, GL4 0BZ.*

£490,000

This is an exceptional detached home located in a small close with no passing traffic and has been substantially improved by the current owners and offers spacious accommodation along with a superb covered outdoor recreational area.

This detached house is situated close to Robinswood Hill and within walking distance of Ribston Hall and Crypt grammar schools as well as St Peters and Homeleigh Park. Doctors, dentists, vets and convenience stores are all easily accessible and the City centre, train station and hospital can be reached via a regular bus service or by car within 10 minutes. The M5 motorway is slightly further away for those needing to commute to Bristol and Birmingham.

The extended and welcoming entrance hall provides plenty of space to remove wet coats and muddy shoes and as you walk in you get a lovely feeling of what lies ahead. Careful consideration has been given to the removal of some internal walls and what remains is a lovely open space ideal for families and for those looking to entertain. The ground floor has a cloakroom, good size living room with a log burner and a conservatory, however the real attraction and heart of the home is the open plan kitchen/dining room which has been refitted and has a wonderful glass wall with access to the covered outdoor area. Upstairs there are 4 generous bedrooms and a family bathroom which has a jacuzzi bath and separate shower.

Outside the driveway provides parking for two cars and this could be altered to provide more if required. The integral garage can be accessed from a door in the hallway and provides superb storage or could make an ideal workshop. The rear garden is particularly good size and extremely private. There is a badminton court with artificial grass, a further area of lawn, fire pit area, several seating areas and a superb covered recreational area which measures 42ft x 19ft and is ideal for parties, games, gym and al fresco dining in all weather.

Services - Mains Gas Central Heating, Electric, Mains Drainage and Water, Broadband Available.

Entrance Hall

Cloakroom

5' 2" x 3' 1" (1.57m x 0.94m)

Living Room

15' 0" x 12' 5" (4.57m x 3.78m)

Conservatory

17' 7" x 9' 4" (5.36m x 2.84m)

Kitchen/Diner

23' 5" x 11' 8" (7.13m x 3.55m)

First Floor Landing

Bedroom

13' 8" x 9' 5" (4.16m x 2.87m)

Bedroom

12' 9" x 8' 3" (3.88m x 2.51m)





Bedroom

9' 9" x 9' 9" (2.97m x 2.97m)

Bedroom

11' 9" x 6' 11" (3.58m x 2.11m)

Bathroom

9' 2" x 8' 3" (2.79m x 2.51m)

Outside

Driveway Parking

Garage

17' 0" x 9' 11" (5.18m x 3.02m)

Rear Garden

Covered Entertaining Area

42' 8" x 18' 9" (12.99m x 5.71m)





Ground Floor



Floor 1



Approximate total area⁽¹⁾

1458 ft²
135.6 m²

Balconies and terraces

821 ft²
76.3 m²

Reduced headroom

15 ft²
1.4 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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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