



10 New Dawn View, Gloucester – GL1 5PJ
£499,950

Farr & Farr Sales & Lettings

10 New Dawn View

Gloucester, GL1 5PJ

Council Tax band:

EPC Energy Efficiency Rating: B

A LARGE DETACHED FAMILY HOME BUILT APPROXIMATELY 7 YEARS AGO ON A POPULAR SMALL DEVELOPMENT

New Dawn View is a small cul de sac of properties that were built approximately 7 years ago situated just off the Stroud Road approximately 2 miles to the South of Gloucester City centre. Some of the areas best schools are within walking distance, good local shopping is close by and access to the Southern ring road with its fast routes to Cheltenham and the M5 is only a short drive.

The property offers the benefits of 5 double bedrooms, of which the master has an ensuite as well as a second and third bathroom and shower room and to the ground floor, a good sized sitting room/study and open plan kitchen/diner which adjoins and overlooks the garden. To the exterior the gardens are well landscaped and there is a double garage.

- FIVE DOUBLE BEDROOMS WITH ENSUITE TO MASTER
- BATHROOM
- SHOWER ROOM
- SITTING ROOM
- STUDY
- KITCHEN/DINER
- CLOAKROOM
- GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING





ENTRANCE HALL

Composite front door with windows to both sides. Attractive tiled flooring. Double radiator. Wall thermostat. Cloaks cupboard.

CLOAKROOM

Low level W.C. Wash hand basin. Radiator. Tiled floor.

SITTING ROOM

14' 3" x 11' 3" (4.34m x 3.43m)

Radiator. T.V point. Wide Upvc double glazed sliding patio doors to South Westerly backing garden.

STUDY

11' 5" x 5' 2" (3.48m x 1.57m)

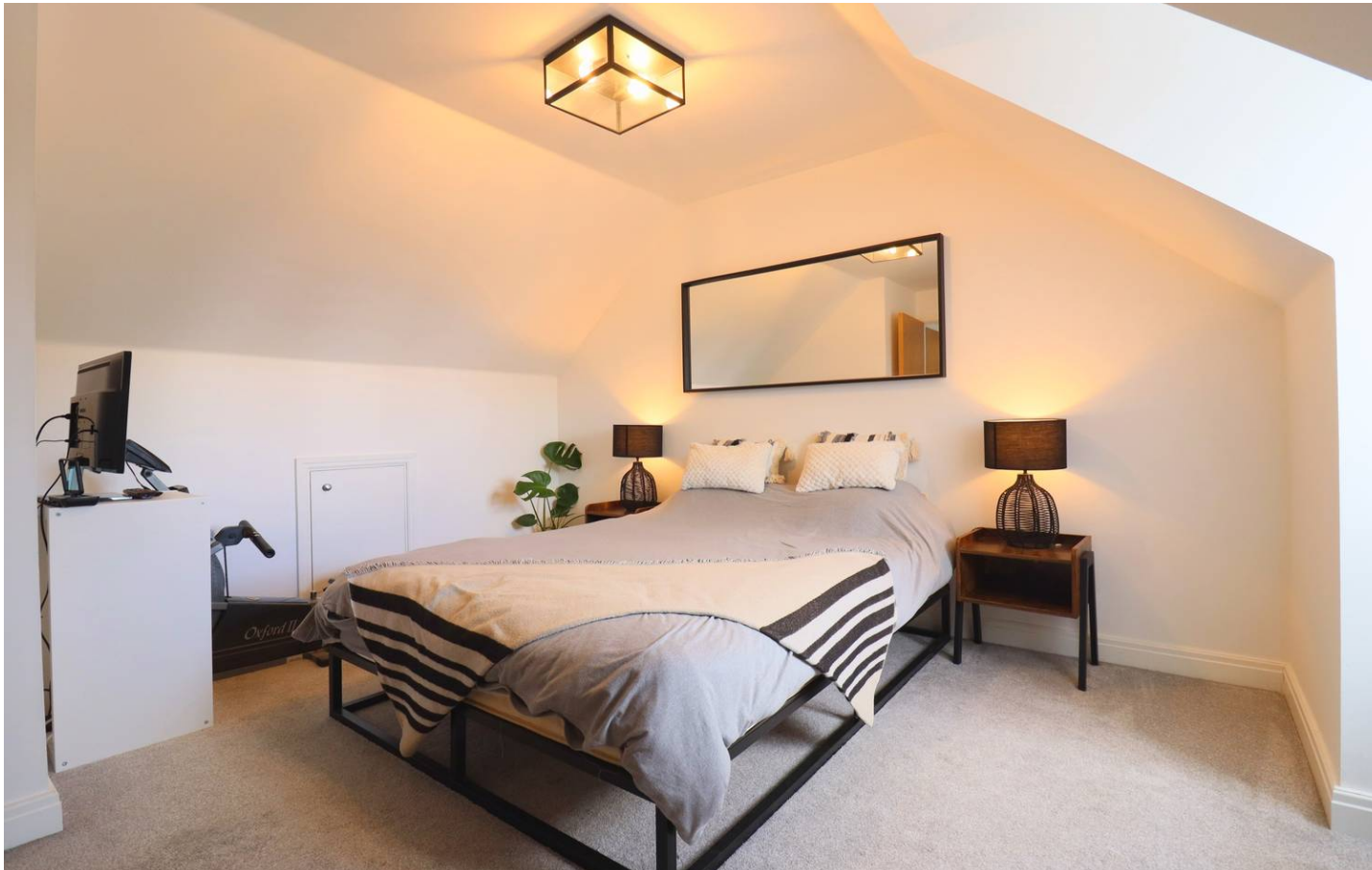
High quality flooring. Radiator. Spotlights.

KITCHEN/DINER

20' 0" x 12' 4" (6.10m x 3.76m)

Dining area with high quality flooring. Double radiator. Wide Upvc double glazed sliding patio doors to terrace and garden. Kitchen area very comprehensively fitted with inset 1 ½ bowl single drainer stainless steel sink unit set into worktops with cupboards and drawers below. Built in Indesit stainless steel and glass fronted oven with microwave above. Four ring induction hob with glazed back plate and cooker hood. Built in dishwasher. Built in fridge and freezer. Understairs cupboard with shelving and light. Plumbing for washing machine.





LANDING

Radiator. Staircase to second floor. Airing cupboard with large factory lagged cylinder and pressure unit.

BEDROOM 1

13' 11" x 9' 3" (4.24m x 2.82m)

Wall thermostat. Walk in wardrobe closet with hanging space, lighting and shelving.

ENSUITE SHOWER ROOM

White suite of large shower cubicle with tiling and stainless steel controls with glazed sliding doors. Wash hand basin. Low level W.C. Vinyl floor. Part tiled walls. Extractor fan. Shaver light.

BEDROOM 4

11' 6" x 8' 7" (3.50m x 2.62m)

(Wardrobe recess). Radiator. T.V point.

BEDROOM 5

11' 5" x 8' 6" (3.48m x 2.59m)

Radiator. Double wardrobe cupboard.

BATHROOM

White suite of panelled bath with mixer taps and shower attachment. Fully tiled splashbacks and glazed screen. Wash hand basin. Low level W.C. Radiator.

SECOND FLOOR

LANDING

BEDROOM 2

15' 0" x 12' 9" (4.57m x 3.89m)

Access to eaves storage. Double radiator.

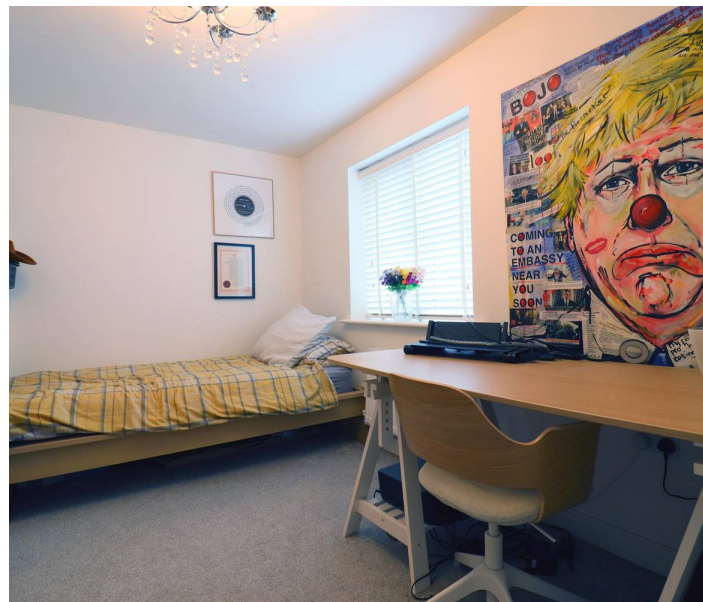
BEDROOM 3

12' 6" x 9' 3" (3.81m x 2.82m)

Access to eaves storage. Radiator.

SHOWER ROOM

Fully tiled shower cubicle with stainless steel controls and glazed screen. Wash hand basin. Low level W.C. Vinyl floor. Radiator. Shaver point. Extractor fan. Spotlights.



FRONT GARDEN

Front gardens with path to front door. Macadam driveway to the side with parking for 2 plus cars.

REAR GARDEN

Rear gardens, Westerly backing with good area of paved terrace. Lawns and recently built decking with partial pergola. Raised flower beds. All enclosed by close boarded fencing. Outside tap and light. Gated side access.

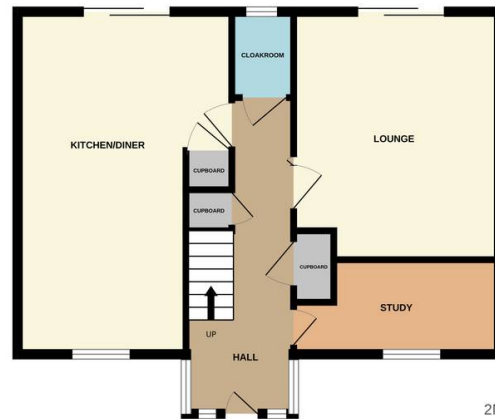
GARAGE

Single Garage

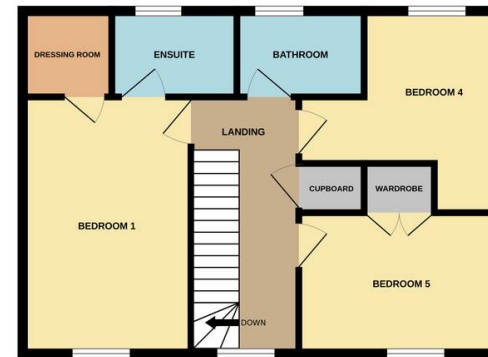
Up and over door. Power and light.



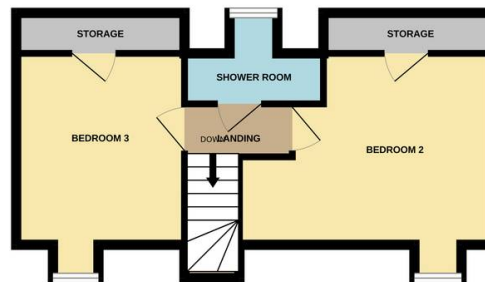
GROUND FLOOR



1ST FLOOR



2ND FLOOR



GL1 5PJ

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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Farr & Farr

125 Cheltenham Road, Gloucester - GL2 0JQ

01452380444 • longlevens@farrandfarr.co.uk •

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