



256 Stroud Road, Tuffley, Gloucester, GL4 0AU

In Excess of £835,000

**Farr & Farr** Sales & Lettings

# 256 Stroud Road

Tuffley, Gloucester, GL4 0AU

A RARE OPPORTUNITY TO ACQUIRE AN EXCEPTIONAL AND BEAUTIFULLY DESIGNED FAMILY HOME ON THE HIGHLY SOUGHT AFTER STROUD ROAD IN TUFFLEY. THIS SUBSTANTIAL PROPERTY OFFERS AN IMPRESSIVE BLEND OF SPACE, STYLE, & MODERN LIVING, PERFECTLY SUITED FOR GROWING FAMILIES OR THOSE WHO LOVE TO ENTERTAIN.

From the moment you step inside, this home impresses with its generous proportions and thoughtful layout. The ground floor boasts three beautifully appointed reception rooms, offering flexibility for modern lifestyles, whether you need a quiet study, a formal lounge, or a cosy family room.

The showpiece of the property is the spectacular open-plan kitchen, dining, and living space. Designed for both everyday living and entertaining, it features high-quality finishes, abundant natural light, and bi-folding doors that open fully to the garden, creating a stunning indoor-outdoor flow.

Upstairs, the five bedrooms are well-sized, with the master suite offering a true retreat. Its ensuite bathroom, complete with dual sinks adds a touch of luxury rarely found in homes of this style. A second ensuite and a stylish family bathroom complete the upper floor.

Outside, the property continues to impress. The large rear garden provides a perfect balance of decking for outdoor dining and lawn for children or pets, making it ideal for families and summer gatherings. The generous driveway offers ample off-street parking, a valuable asset in this desirable location.





#### **ENTRANCE HALL**

L"-shaped. Composite part glazed front door. High-quality LVT flooring. Victorian style radiator. Staircase to landing. Inset ceiling spotlights. Good sized reception area.

#### **CLOAKROOM**

Vanity unit with wash hand basin and cupboards below. Low-level WC with concealed cistern. One and a half tiled walls with matching tiled floor. Stainless steel towel rail/radiator. Inset ceiling spotlights. Extractor fan.

#### **SITTING ROOM**

Dimensions: 18' 1" x 11' 5" (5.51m x 3.48m). Victorian style radiator. TV point. Full height shelved cupboard. Inset ceiling spotlights.

#### **STUDY**

Dimensions: 11' 0" x 11' 3" (3.35m x 3.43m). Victorian style radiator. Inset ceiling spotlights.

#### **KITCHEN/DINING/FAMILY ROOM**

Dimensions: 30' 0" x 30' 0" (9.14m x 9.14m). ("L" shaped). Kitchen area beautifully and comprehensively fitted with inset Belfast sink with contemporary mixer taps set into quartz worktops with an abundance of cupboards below. Built-in waste bins. Built in dishwasher. Built in full height fridge and freezer. Built in AEG glass and stainless steel fronted double oven with large peninsula unit and five ring AEG induction hob with cutlery and pan drawers below as well as store cupboards. Breakfast bar with cupboards below. Lower ceiling with built-in extractor fan and inset ceiling lights. Second range of dresser units with multiple cupboard, storage and central drawers. Quartz worktops and shelving. Contemporary vertical radiator. Inset ceiling spotlights on dimmer switches. Steps to Living/dining area with two Victorian style large radiators. Recessed media wall with shelving below and to either side. Inset ceiling spotlights. Dining table. Pendant lighting. Two triple bifold sets of doors to terrace and garden.





#### UTILITY ROOM

Dimensions: 10' 6" x 9' 8" (3.20m x 2.94m). Inset sink with contemporary mixer tap set into quartz worktops with cupboards and drawers below. Wall and base units. Cupboard housing ideal gas fired central heating boiler with shelving below. Built-in washing machine and dryer. Victorian style radiator. Inset ceiling spotlights. Extractor fan and UPVC double glazed door to the side.

#### FIRST FLOOR

#### LANDING

Of a very good size with sunlight roof. Access to loft with retractable ladder. Airing cupboard with large factory cylinder. Victorian style radiator. Inset ceiling spotlights.

#### BEDROOM 1

Dimensions: 24' 0" x 16' 3" (7.31m x 4.95m). ("L" shaped) Dressing area with range of open door wardrobes with pelmet lighting and drawers including glazed display tops. Built-in bedside lighting and power. Victorian style radiator. TV points. Views to the West over the garden.

#### ENSUITE SHOWER ROOM

Large double walk in shower cubicle with half glazed screen. Double headed brass shower unit and recessed shelf below. Low level WC with concealed cistern. Vanity unit with double wash basin and timber cupboards below with storage shelf. Wall mirror with automatic lighting. Extractor fan. Inset ceiling spotlights. Brass heated towel rail/radiator. Fully tiled walls and tiled floor.

#### BEDROOM 2

Dimensions: 11' 7" x 14' 2" (3.53m x 4.31m). Victorian style radiator. Inset ceiling spotlights. TV point. Bedside lights and power.

#### WALK THROUGH DRESSING AREA

Dimensions: 9' 7" x 6' 0" (2.92m x 1.83m). Built-in wardrobe cupboards, mirrors, shelving and drawers with glass topped drawers and further drawers below and pelmet lighting.





#### **ENSUITE SHOWER ROOM**

Dimensions: 7' 9" x 5' 7" (2.36m x 1.70m). Large walk-in shower cubicle with part glazed screen and fully tiled splashback with double headed shower in stainless steel with recessed shelving. Two matching vanity units with wash hand basin and cupboard below. Low-level WC. with concealed cistern. Fully tiled walls. Automatic lit mirror. Extractor fan. Inset ceiling spotlights. Tiled floor.

#### **BEDROOM 3**

Dimensions: 13' 4" x 12' 6" (4.06m x 3.81m). (Max). Inset ceiling spotlights. Victorian style radiator.

#### **BEDROOM 4**

Dimensions: 15' 1" x 11' 5" (4.59m x 3.48m). Into dormer bay. Victorian style radiator. Inset ceiling spotlights.

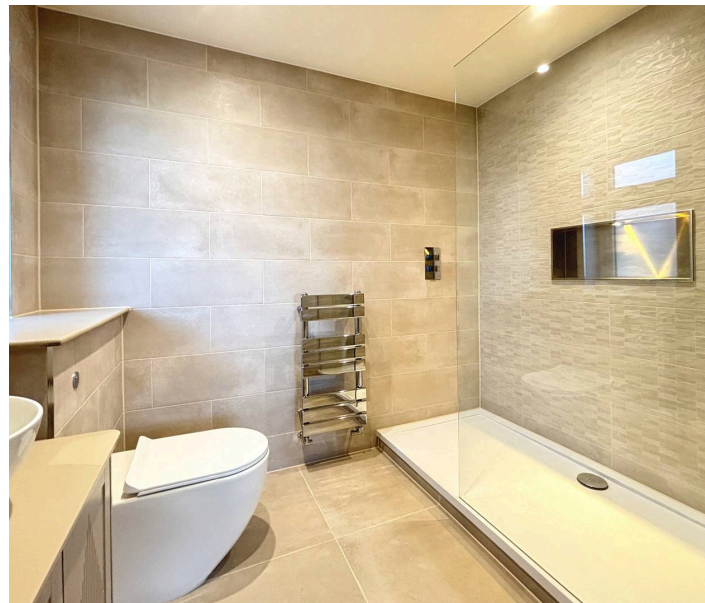
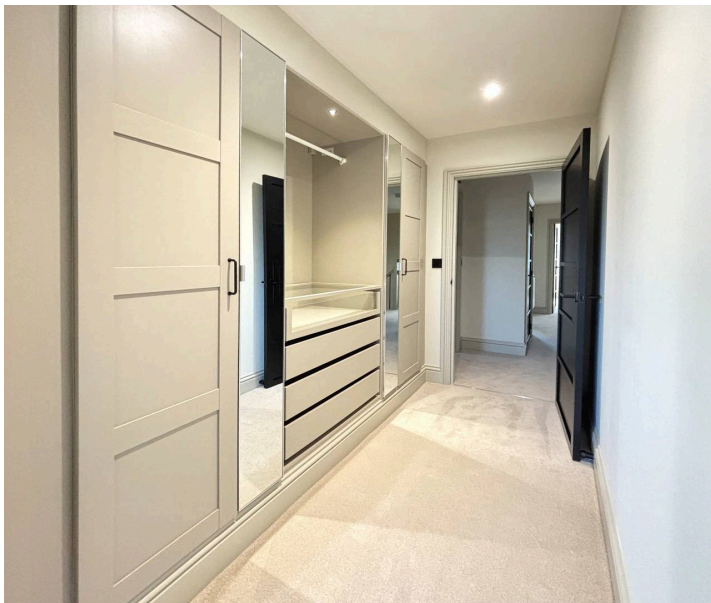
#### **BEDROOM 5**

Dimensions: 10' 10" x 10' 9" (3.30m x 3.27m). Inset ceiling spotlights. Victorian style radiator.

#### **FAMILY BATHROOM**

Dimensions: 11' 1" x 9' 10" (3.38m x 2.99m).

Contemporary double ended freestanding bath with recessed shelving and external mixer taps with attachment. Double vanity unit with two wash hand basins with cupboards below, worktops and two vanity mirrors with lighting. Low-level WC with concealed cistern. Vertical black heated towel rail/radiator. Double shower cubicle with double headed black controls with recessed shelving and glazed sliding doors. Extractor fan. Inset ceiling spotlights.



## GARDEN

Front gardens with low wall and predominantly laid to gravel with parking for multiple cars. Stone wall to one side and fencing to the other. Wide side access with gates. Rear gardens, Westerly backing and surprisingly private with continuation of gravel hardstanding and near full width terrace 33 x 16 with decking and stainless steel and glazed panel surrounds with steps to lawns. Mature trees and shrubs. All enclosed by close boarded fencing giving a good deal of privacy. Outside lighting and power.

## DRIVEWAY

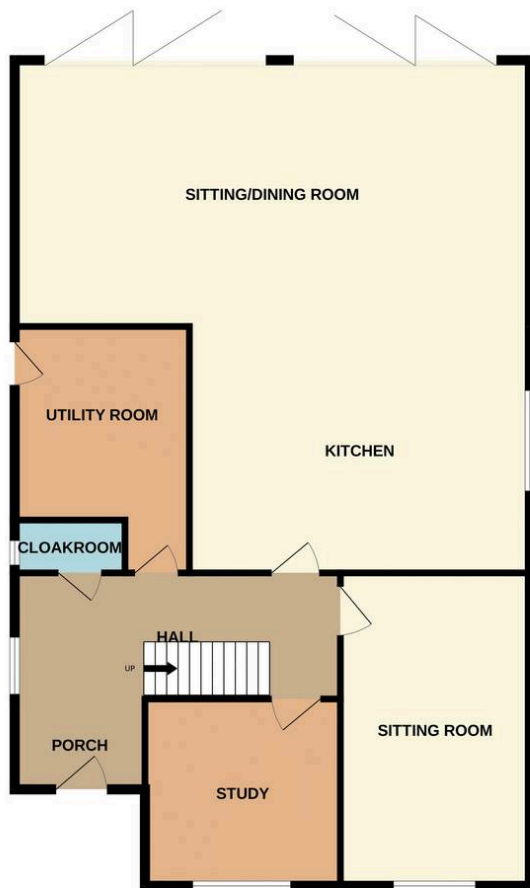
5 Parking Spaces

Large gravelled drive with parking for 5 or more vehicles





GROUND FLOOR  
1401 sq.ft. (130.1 sq.m.) approx.



1ST FLOOR  
1299 sq.ft. (120.6 sq.m.) approx.



TOTAL FLOOR AREA : 2699 sq.ft. (250.8 sq.m.) approx.

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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