

**TG**

SALES & LETTINGS



Estcourt Road, Gloucester  
Gloucestershire GL1 3LH

**£695,000**

- FOUR BEDROOMS
- LARGE LOUNGE
- DINING ROOM
- MODERN KITCHEN
- CLOAKROOM
- GARAGE/WORKSHOP
- BEAUTIFUL GARDENS
- NO ONWARD CHAIN

**Situation**

**Estcourt Road remains one of Gloucester's most desirable residential addresses, offering excellent access to the city centre, railway station, and a selection of highly regarded schools. Both The King's School and Ribston Hall High School are within easy reach, while Gloucester Quays provides an excellent range of shopping, dining, and leisure facilities nearby.**

**Directions**

**SATNAV postcode GL1 3LH**

**Tenure Freehold**

**Local Authority** Gloucester

**Services** Electric, Mains Gas, Mains Drainage and Water are all believed to be connected to the property.

**Council tax band F**

**The Property**

TG Sales are delighted to present this impressive 1930s detached family home, situated on the highly sought-after Estcourt Road. Beautifully maintained and thoughtfully extended, this charming four-bedroom residence effortlessly combines characterful period features with spacious, modern family living.

Offering over 2,090 sq. ft. of versatile accommodation and set within mature, established gardens, it is perfectly suited to growing families seeking both space and convenience.

The accommodation begins with a welcoming entrance hall leading to two attractive reception rooms at the front of the property, both enhanced by bay windows and original character features. To the right, the generous living room is filled with natural light and benefits from a feature fireplace and direct access to a bright sunroom, creating an ideal additional sitting area. To the left, a separate dining room provides a versatile space for both formal entertaining and everyday family life. At the heart of the home is a spacious kitchen and dining area overlooking the rear garden, offering an excellent setting for family gatherings and entertaining guests. Further ground-floor accommodation includes a dedicated home office, perfect for remote working, a cloakroom/WC, and access to a substantial garage/workshop.

The first floor offers four well-proportioned double bedrooms, including an impressive principal bedroom, along with two modern bathrooms. The stylish family bathroom is fitted with both a bath and a separate shower, catering perfectly to the needs of a busy household.

Externally, the property enjoys a well-maintained front garden and a driveway providing off-road parking for several vehicles. The rear garden is a particular highlight, having been beautifully landscaped to include a generous lawn, mature planting, established flower beds, and a delightful seating area ideal for outdoor dining and relaxation.

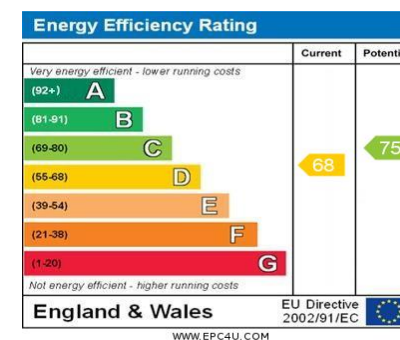
Additional benefits include useful outbuilding storage and convenient side access.

Offered to the market with no onward chain, this represents a rare opportunity to acquire a substantial and beautifully presented family home in one of Gloucester's most sought-after locations.





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