



5 Tower Close, Barnwood
£475,000

Farr & Farr Sales & Lettings

5 Tower Close

Barnwood, Gloucester

An executive and spacious detached family home, cleverly extended to the rear, situated on a corner plot in a quiet cul-de-sac.

5 Tower Close is a small, established cul-de-sac built by Bryant Homes in the late 1980s, located in a highly sought-after area within Barnwood. Excellent local shopping and good schools, including top grammar schools are situated nearby, and it is also within easy reach of Cheltenham and the M5 motorway.

Number 5 has been beautifully maintained and thoughtfully extended under the current ownership. It boasts a well-equipped, custom-built extended kitchen and dining room, alongside a spacious sitting room, and a garage conversion that can be used as a fifth bedroom or study. In addition, the top floor has 4 bedrooms, including a large master bedroom with ensuite, and main bathroom. To the exterior, a block paved driveway provides ample parking for upto 3 cars in the front, alongside sizeable well landscaped gardens to the rear and side.

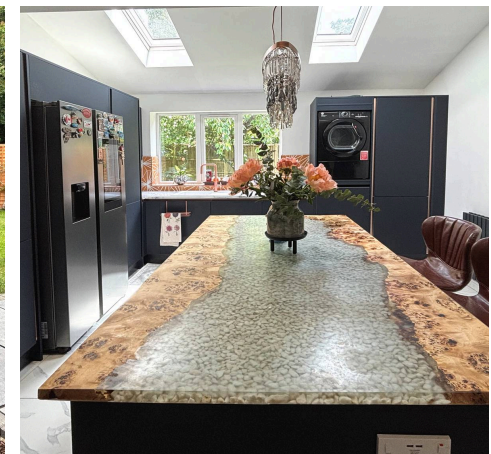
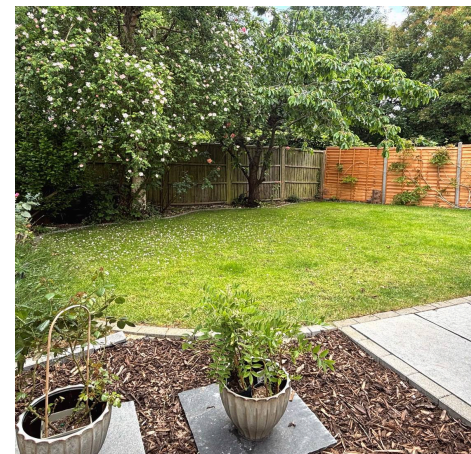
Total floor area: approx. 1,571 sq ft

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





Entrance Porch

UPVC double glazed front door. High-quality flooring and light. UPVC double glazed to door.

Hall

Staircase to landing with under-stairs cupboard.

Cloakroom

Recently installed with low-level WC and granite wash handbasin with shelving. Half-tiled walls. Tiled floor

Sitting Room

Dimensions: 17' 0" x 11' 9" (5.18m x 3.58m). Bay windows to the front with built-in window seat and storage. High-quality flooring. Adam-style fireplace with marble inset. TV point. Inset ceiling spotlights. Wall thermostat. Door to:-

Dining Room

Dimensions: 15' 2" x 12' 1" (4.62m x 3.68m). Wall feature timber clad. Contemporary radiator. High-quality flooring. Inset ceiling spotlights. UPVC double door to terrace and garden.

Kitchen/Breakfast Room

Dimensions: 18' 1" x 13' 6" (5.51m x 4.11m). Beautifully fitted and custom-built with inset single drainer sink unit set into worktops with cupboards below. Wall and base units. Part-tiled walls. Tiled floor. Large central island with custom-made "river" worktop with drawers and cupboards below. Built-in Zanussi double oven. Five-ring induction hob with contemporary cooker hood. Space for an American-style fridge freezer. Cupboard housing washing machine and space for dryer. Two large larder cupboards. Corner carousel. Part vaulted ceiling with Velux windows and inset ceiling spotlights. Contemporary radiator. Underfloor heating with wall thermostat.



Study

Dimensions: 16' 7" x 7' 6" (5.05m x 2.28m). High-quality flooring. Contemporary radiator. Inset ceiling spotlights. Underfloor heating.

First Floor Landing

Access to loft. Linen cupboard.

Bedroom One

Dimensions: 12' 0" x 11' 10" (3.65m x 3.60m). Contemporary radiator. Two double wardrobe cupboards.

En-suite Shower Room

Wide vanity unit with drawers below. Corner shower with glazed screen and stainless steel controls. Low-level WC. Tiled walls. Tiled floor with underfloor heating. Heated towel rail.

Bedroom Two

Dimensions: 10' 6" x 10' 8" (3.20m x 3.25m). Triple wardrobe and above-bed cupboards. Radiator.

Bedroom Three

Dimensions: 8' 9" x 8' 7" (2.66m x 2.61m). Radiator. Bay window to the side. Window to the rear.

Bedroom Four

Dimensions: 9' 6" x 7' 0" (2.89m x 2.13m). Laminate flooring. Radiator. Wardrobe cupboard.

Bathroom

Newly refurbished suite. WC. Basin. Large enclosed shower. Heated towel rail.







Exterior

Front Gardens

Maturely landscaped with high hedging and Silverbirch tree, giving a good deal of privacy. Brick pavia driveway with parking for three cars. Wide side access to large timber garden store and side and rear gardens.

Side Gardens

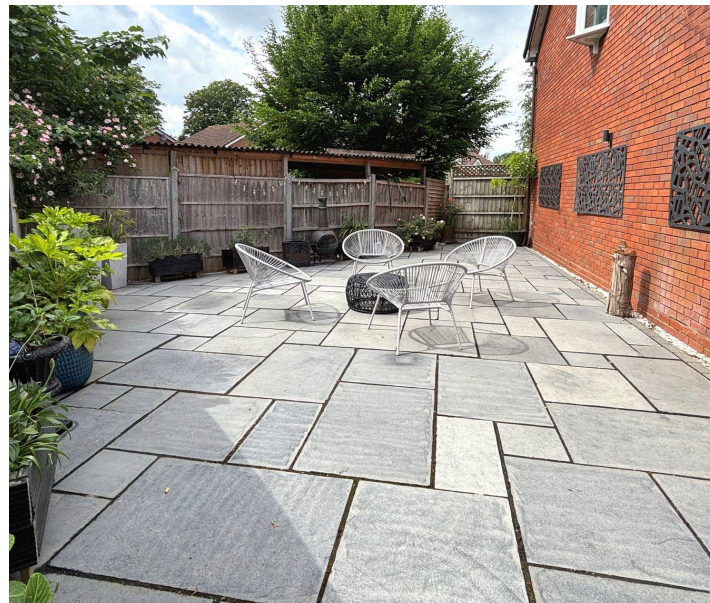
Predominantly paved. Completely private and enclosed by close-boarded fencing. Outside power and light. Opening into a 24 foot long shed providing ample storage space.

Rear Garden

Partially paved with path and good area of lawns. Brick surround and shrub bed borders, including mature trees and roses.

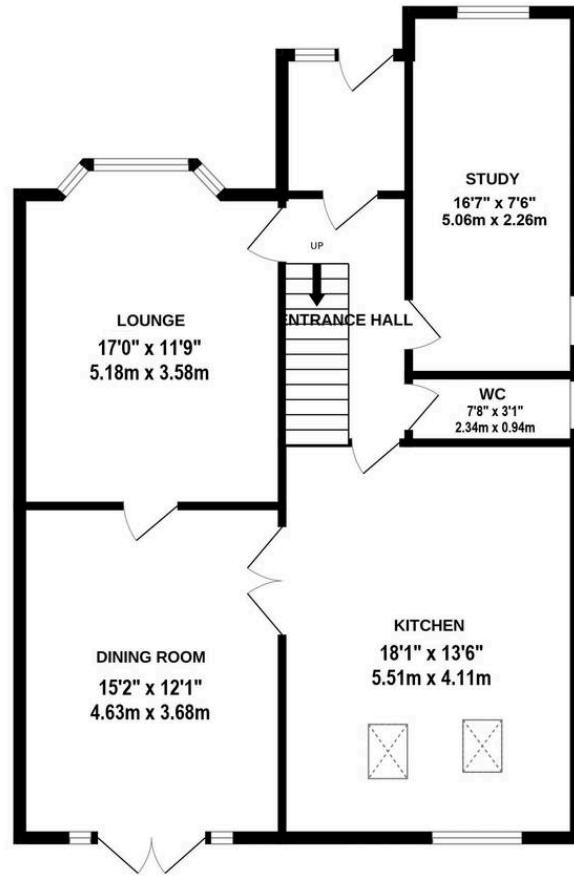
Second Side Access

Of a good size with path and bark. Ideal for storage.

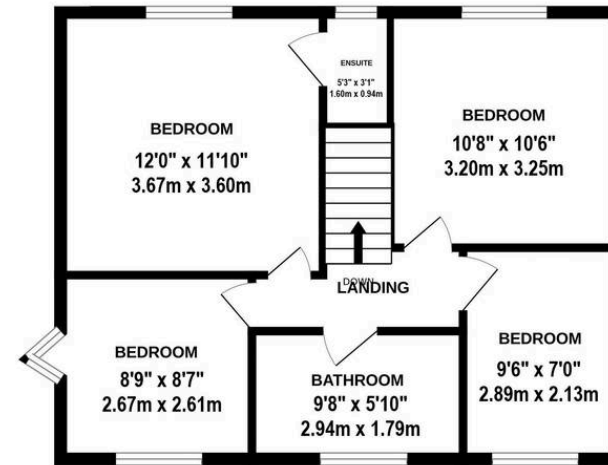




GROUND FLOOR



1ST FLOOR



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 and Farr Hucclecote

Farr & Farr, 50 Hucclecote Road - GL3 3RT

01452613355 • hucclecote@farrandfarr.co.uk •