



9 Pipers Grove, Highnam, Gloucester, GL2 8NJ  
£399,950

**Farr & Farr** Sales & Lettings

# 9 Pipers Grove

Highnam, Gloucester. GL2 8NJ

A MODERN DETACHED FAMILY HOME OF PLEASING PROPORTIONS IN A SURPRISING QUIET POSITION Pipers Grove is a small and quiet cul-de-sac of predominantly detached properties built in the 1980's. There is an excellent local school, good doctors surgery and local shop and all the facilities of Gloucester are only a 3 mile drive.

Number 9 offers good size accommodation in need of some internal modernisation but benefits from ample parking to the front, a good size garage, four bedrooms and very private gardens to the rear.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

- FOUR BEDROOMS
- ENSUITE SHOWER ROOM TO THE MASTER BEDROOM
- FAMILY BATHROOM
- LARGE SITTING ROOM
- DINING ROOM
- KITCHEN
- CLOAKROOM
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- CONSERVATORY
- GARAGE
- PRIVATE GARDENS





#### **COVERED PORCH**

Light and UPVC double glazed front door.

#### **ENTRANCE HALL**

Radiator. Staircase to landing. Wall thermostat.

#### **CLOAKROOM**

Low-level WC. Wash hand basin. Radiator.

#### **SITTING ROOM**

19' 8" x 12' 0" (5.99m x 3.66m)

Two double radiators. Lovely Bath stone fireplace. Coved ceilings. Four wall light points. TV point. Double glazed sliding doors.

#### **CONSERVATORY**

12' 0" x 8' 2" (3.66m x 2.49m)

UPVC. Electric radiator. Two wall light points. Double UPVC double glazed French doors to terrace and garden.

#### **DINING ROOM**

11' 0" x 8' 10" (3.35m x 2.69m)

Double radiator. Vinyl floor. Deep understairs store cupboard. Arch to:-

#### **KITCHEN**

11' 0" x 8' 2" (3.35m x 2.49m)

Inset one and a half bowl sink unit set into worktops with cupboards and drawers below. Wall and base units. Fully tiled walls. Vinyl floor. Built-in Smeg double oven and four ring gas hob with extractor hood. Inset ceiling spotlights. Plumbing for washing machine and dishwasher. UPVC double glazed door to the side.





## FIRST FLOOR

Access to loft. Linen cupboard.

### BEDROOM 1

14' 8" x 10' 0" (4.47m x 3.05m)

Radiator. Double wardrobe cupboard.

### ENSUITE SHOWER ROOM

Fully tiled shower cubicle with stainless steel controls and glazed sliding doors. Wash hand basin. Low-level WC. 3/4 tiled walls. Vinyl floor. Shaver point. Extractor fan. Heated towel rail/radiator.

### BEDROOM 2

10' 6" x 8' 7" (3.20m x 2.62m)

Radiator. Overstairs cupboard. Built-in wardrobe cupboards with overbed cupboards and matching dressing table.

### BEDROOM 3

10' 6" x 9' 6" (3.20m x 2.90m)

Radiator. Double wardrobe cupboard.

### BEDROOM 4

8' 8" x 8' 10" (2.64m x 2.69m)

Radiator.

### BATHROOM

Panelled bath with Triton shower. Pedestal wash hand basin. Low-level WC. 3/4 tiled walls. Vinyl floor. Double radiator. Shaver point.



## FRONT GARDEN

Laid predominantly to lawns with driveway. Parking for two cars and path to the front door. Side access.

## REAR GARDEN

Very private with lawns. Paving, terrace and borders. All enclosed by hedges and fencing giving a good deal of privacy. Outside tap.

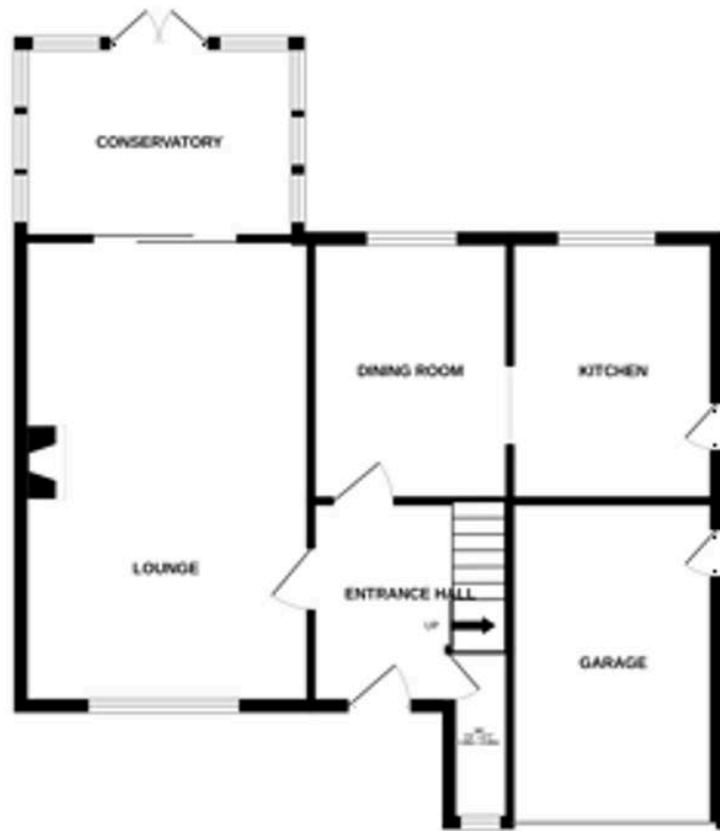
## Garage

Double Garage

16'8 x 8'5 Up and over door. Eaves storage. Light and shelving. Personnel door to side.



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.  
Made with lettopix ©2025

Farr & Farr

125 Cheltenham Road, Gloucester - GL2 0JQ

01452380444 • longlevens@farrandfarr.co.uk •

**Farr & Farr** Sales Lettings