



The Nook Ash Lane, Down Hatherley, Gloucester  
GL2 9PS £829,950

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# The Nook Ash Lane

Down Hatherley, Gloucester, GL2 9PS

THE NOOK IS ONE OF TWO ARCHITECT DESIGNED DETACHED PROPERTIES BUILT TO THE VERY HIGHEST AND MOST EFFICIENT STANDARDS BY A WELL-KNOWN AND LONG ESTABLISHED BUILDER.

Internally the accommodation comprises four bedrooms of which there is a superb master with large ensuite and Juliet balcony overlooking the garden a second bedroom with an ensuite, two further bedrooms and family bathroom. To the ground floor, a large formal sitting room, study, utility room and cloakroom as well as a very good sized open plan kitchen dining/family room with bifold doors that are adjoin and overlook the gardens. The property has been built to highly efficient standards involving a air source heat pump and solar panels enabling underfloor heating throughout the ground floor and radiators the first. Additionally it is double glazed throughout and to the exterior a large garage, ample brick pavia parking and very private gardens to the rear.

Ash Lane is a private and quiet road of predominantly individual detached family homes situated just off Down Hatherley Lane on the Tewkesbury Road approximately 6 miles to the North of Gloucester city centre and Cheltenham city centre, the M5 motorway is within a very easy reach.

Council Tax band: TBD

Tenure: Freehold





#### **ENTRANCE HALL**

Of a very good size with staircase to landing. Underfloor heating. Oak Staircase with Oak handrails balustrade and treads

#### **CLOAKROOM**

Wall mounted WC. Wash hand basin. Part tiled walls. Underfloor heating.

#### **SITTING ROOM**

23' 1" x 13' 8" (7.04m x 4.17m)

Large window to the front. Wall mounted TV point and UPVC double glazed sliding patio doors to terrace. Underfloor heating.

#### **STUDY**

10' 0" x 8' 3" (3.05m x 2.52m)

Underfloor heating. High speed fibre internet connection.

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

20' 0" x 27' 2" (6.10m x 8.28m)

Very comprehensively fitted with a range of kitchen units including built-in oven. Large island unit with integral hob ventilated through floor. Built-in fridge and freezer. Built-in dishwasher. Underfloor heating. Two sets of bifold doors to the rear and side. Window to the side.

#### **UTILITY**

10' 0" x 9' 10" (3.05m x 3.00m)

Plumbing for washing machine. Built-in units with worktops. Wall cupboards. Door to garage.





## FIRST FLOOR

### LANDING

Access to loft.

### MASTER BEDROOM

Two Vellux windows. Juliet balcony with double glazed double French doors. Radiator. Internet ready T.V point.

### ENSUITE SHOWER ROOM

Large designer bath with freestanding floor mounted tap. Double vanity unit with counter top basins. Wall mounted WC. Large shower. Wall mounted heated towel rail.

### BEDROOM 2

16' 0" x 9' 11" (4.88m x 3.02m)  
Large wardrobe space. Radiator.

### ENSUITE

Large shower enclosure. Wall mounted WC and Vanity unit. Heated towel rail.

### BEDROOM 3

12' 0" x 11' 9" (3.66m x 3.58m)  
Radiator. Wardrobe cupboard. Internet ready T.V point.

### BEDROOM 4

11' 5" x 8' 2" (3.48m x 2.49m)  
Radiator. Internet ready T.V point.



### FAMILY BATHROOM

Curved panelled bath with mixer shower over. Wall mounted wash hand basin. Heated towel radiator. Wall mounted W.C.

### GARAGE

Dimensions: 20' 3" x 13' 8" (6.17m x 4.16m). Electric up and over. Folding door. Window and door to the rear. Power and light. Ground source heat pump controls and solar panel controls.

## FRONT GARDEN

Front gardens laid predominantly to brick driveway with parking and turning areas. Lawns with shrub bed borders and hedging as well as fencing. Side access to rear garden.

## REAR GARDEN

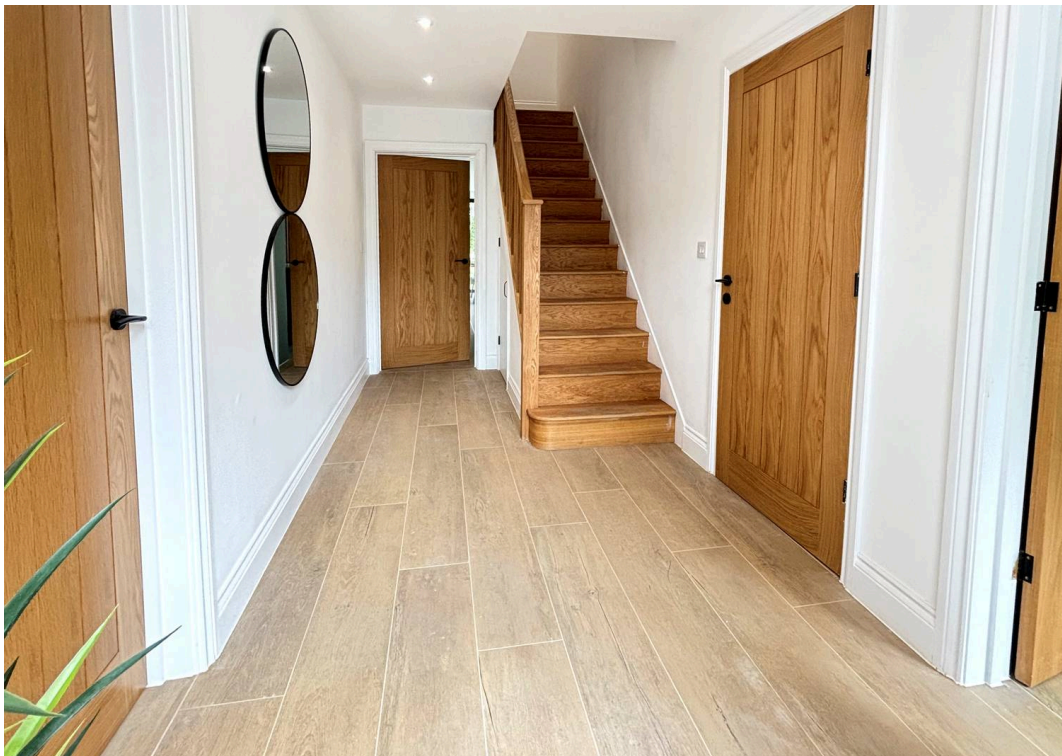
Rear gardens of a very good size and laid to lawn with terracing and hedge. Fence borders giving a good deal of privacy.

## DRIVEWAY

4 Parking Spaces

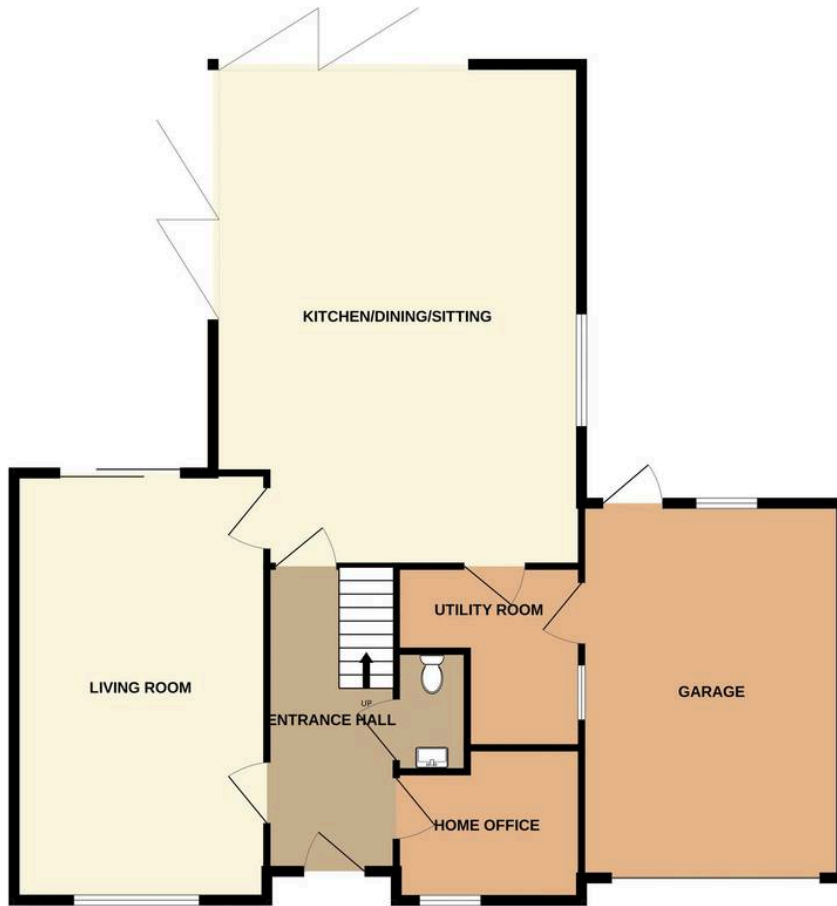
Ample parking space for multiple cars, predominantly brick paviour driveway with turning area.







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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