

10 Carne Place, Gloucester

£435,000

Farr & Farr Sales & Lettings

10 Carne Place

Gloucester

Tucked away in a very convenient location, this four bedroom detached property offers impressive space both externally and internally with a generous range of storage space while offering an excellent opportunity for prospective buyers which is available with no onward chain.

The front door opens into an entrance hall which leads through to a spacious dual-aspect living room. Off the living room, the dining room has French doors out to the rear garden.

Fitted with a range of wall, base and drawer units, the kitchen also benefits from a breakfast bar and has side access while a cloakroom completes the ground floor.

Stairs lead to the first floor landing with four good-sized bedrooms and family bathroom. The master bedroom features fitted wardrobes.

Externally, the property has a very pleasant front garden and deceptively large rear garden. There is off-road parking, garage and further storage areas off the kitchen.

Carne Place is a cul de sac accessed off Eastern Avenue with an excellent array of amenities and transport links. The property itself would benefit from internal modernisation and improvement to create a stunning home.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D















Entrance Hall
Double radiator. Staircase to landing. Wall thermostat. Under the stairs cupboard. Three wall light points.

Cloakroom
Low-level WC. Wash hand basin. Radiator. Vinyl floor. Shaver point.

Sitting Room
18' 10" x 11' 6" (5.73m x 3.52m)
Windows to the front, side and rear. Three wall light points. TV point. Two Radiators. Double doors to:-

Dining Room
15' 2" x 9' 4" (4.58m x 2.99m)
Double radiator. Two wall light points. UPVC double glazed French doors to terrace and garden.

Kitchen / Diner
13' 6" x 11' 6" (4.12m x 3.50m)
Inset one and a half bowl stainless steel sink with drainer with cupboards and drawers below. Wall and base units. Part tiled walls. Vinyl flooring. Built in Neff double oven. Gas hob. Plumbing for washing machine. Freestanding dishwasher. Space for fridge freezer. Larder cupboard with cold shelf. Radiator. Breakfast bar. Door to:-

Side Lobby
19' 9" x 8' 4" (4.58m x 2.74m)
Thermoplastic roof. UPVC double glazed door to the front and rear. Large store cupboard / room. Utility cupboard / room with plumbing for washing machine, space for refrigerator and freezer and Vaillant gas fired central heating boiler. Shelving.

First Floor Landing
Access to loft with retractable ladder. Linen double cupboard. Airing cupboard.

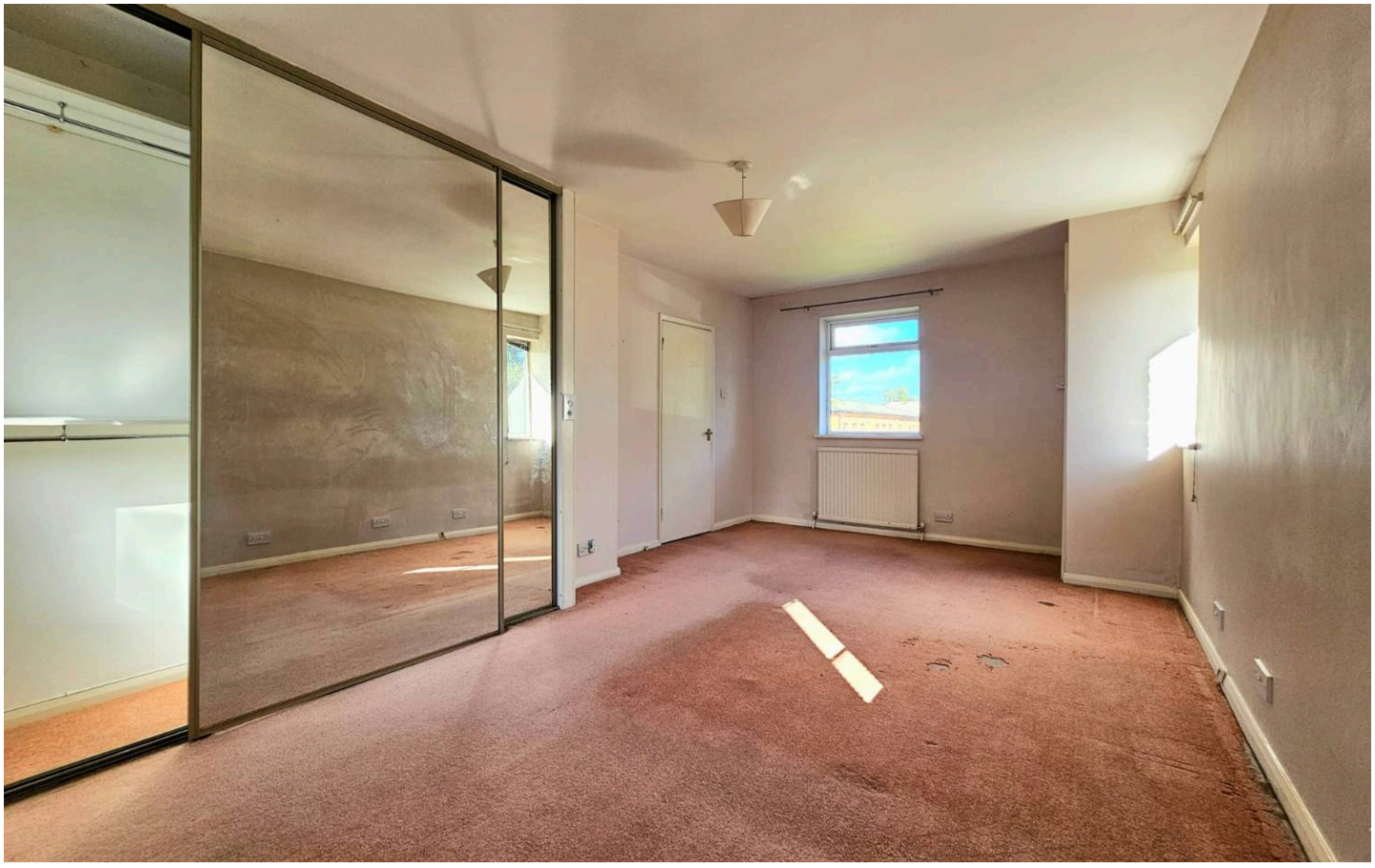
Bedroom 1
18' 8" x 11' 6" (5.73m x 3.52m)
Windows to the front. Side and rear built-in wardrobe cupboards with mirrored sliding doors. Radiators. Store cupboard.

Bedroom 2
13' 2" x 9' 6" (4.04m x 3.72m)
Radiator. Recess shelving and cupboards below.

Bedroom 3
12' 6" x 7' 3" (3.13m x 2.45m)
Radiator. Over stairs shelved cupboard.

Bedroom 4
9' 7" x 7' 6" (3.13m x 2.13m)
Radiator. Shelved store/wardrobe cupboard.

Bathroom
Of a very good size with panelled bath. Mixer taps with shower attachment. Fully tiled splash back and glazed folding screen. Vanity unit and wash hand basin with cupboards and drawers below. Wall mirror. Shaver point. Medicine cabinet. Towel rail and radiator. Low-level WC.







FRONT GARDEN

Front gardens predominantly lawns with two drives with parking for 4/5 cars.

REAR GARDEN

South backing and very private. Good area of paved terrace opening to lawns. Shrubs borders and mature trees providing a great deal of privacy. Outside lights. Tap. Timber Playhouse.

GARAGE

Single Garage

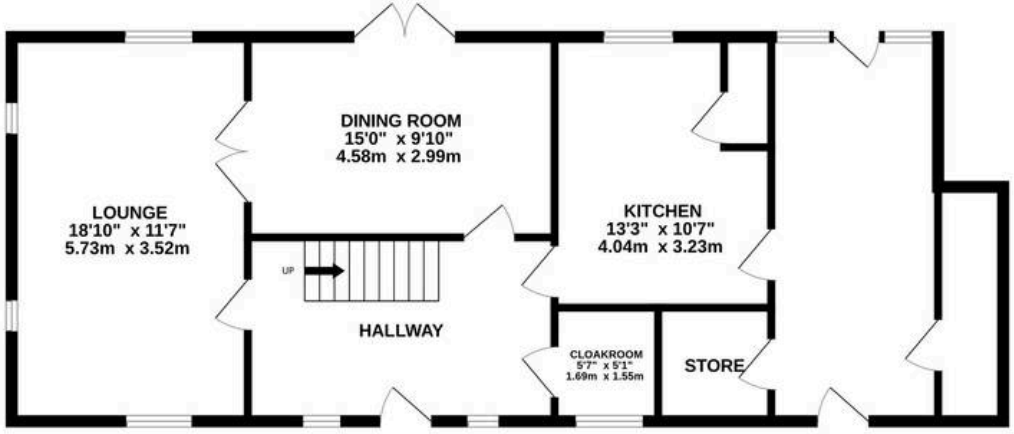
Up and over door. Power and light.



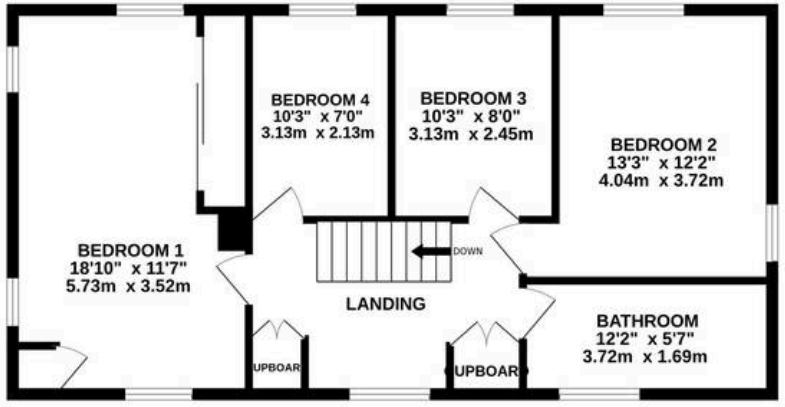




GROUND FLOOR
889 sq.ft. (82.6 sq.m.) approx.



1ST FLOOR
696 sq.ft. (64.7 sq.m.) approx.



10 CARNE PLACE GL43BE

TOTAL FLOOR AREA : 1585 sq.ft. (147.2 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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