

HUNTERS®

HERE TO GET *you* THERE



Larkham Close

Matson, Gloucester, GL4 6EN

Asking Price £360,000



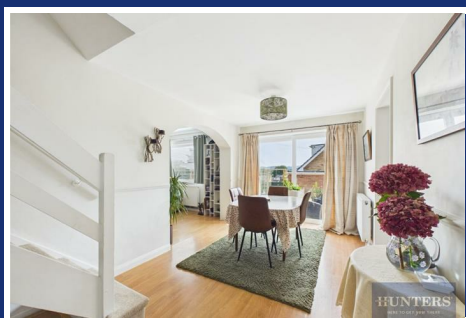
Council Tax: C



'Hillside' Larkham Close

Matson, Gloucester, GL4 6EN

Asking Price £360,000



Welcome to Larkham Close, a superb four-bedroom detached family home located opposite Robinswood Hill Country Park and the famous dry Ski Slopes. Other neighbours include the popular Robinswood Hill Spa and Leisure Centre and the famous Gloucester Golf Course.

This fine property offers outstanding value for money with generous accommodation including the following:

Ground Floor:

The property is approached from the front via the entrance hall with cloakroom off. The first of three reception rooms is the sitting room which faces the front elevation. The sitting room leads to the dining room, a centrally located room with a family room/entertaining room to the left and the fully fitted kitchen to the right.

First Floor:

The 'S' shaped landing offers access to all four bedrooms. The main bedroom is light and airy with triple aspect windows to front, rear and side. Bedrooms two and four face the rear with bedroom three facing the frontage. There is a recently re-fitted family bathroom.

Outside:

There is a small but beautifully landscaped tiered rear garden, interestingly laid out with lovely views. The detached garage sits behind a large two car drive at the rear of the property, all set behind double privacy gates. The garage has mains power and light and has a pedestrian door that leads to the rear garden.

Offered for sale in immaculate condition throughout, this lovely home is a credit to its current owner who has maintained the property with a 'no expense spared' approach, the end result is a property that would not only be a joy to own, but the buyer could move in and start life without needing to change a thing.

This house really is the complete package, an imposing detached house set within walking distance of a wide variety of leisure activities. There is a vibrant community awaiting the next owner with extensive facilities and most importantly, on the edge of acres of beautiful countryside.

This fine property has no onward chain.

Tel: 01242 528500

- Four Bedroom Detached Family Home
- Modern Kitchen and Bathrooms
- Garage and Off Road Parking
- Close to Robinswood Hill Country Park and the Dry Ski Slopes
- Council Tax Band C | Energy Rating (EPC) D

- Three Reception Rooms
- Ground Floor Cloak Room
- Small Tiered Rear Garden
- Close to a Spa and Leisure Centre and Gloucester Golf Course.
- Tenure Freehold

Sitting Room

14'6" x 14'1" (4.42 x 4.30)

Dining Room

13'7" x 8'9" (4.15 x 2.68)

Family Room

17'1" x 10'0" (5.23 x 3.06)

Kitchen

12'11" x 7'11" (3.95 x 2.43)

Cloakroom

Bedroom One

17'2" x 10'1" (5.25 x 3.08)

Bedroom Two

15'3" x 10'2" (4.66 x 3.11)

Bedroom Three

12'4" x 11'3" (3.76 x 3.44)

Bedroom Four

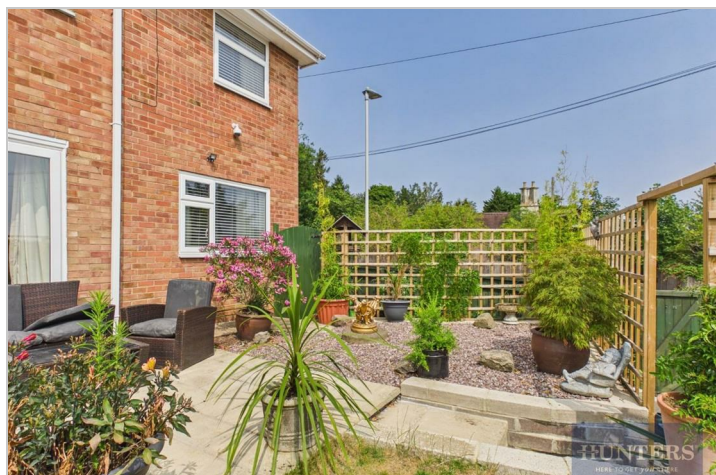
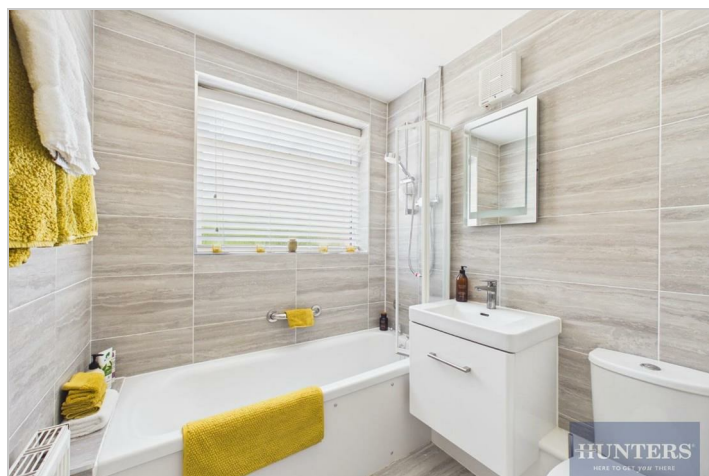
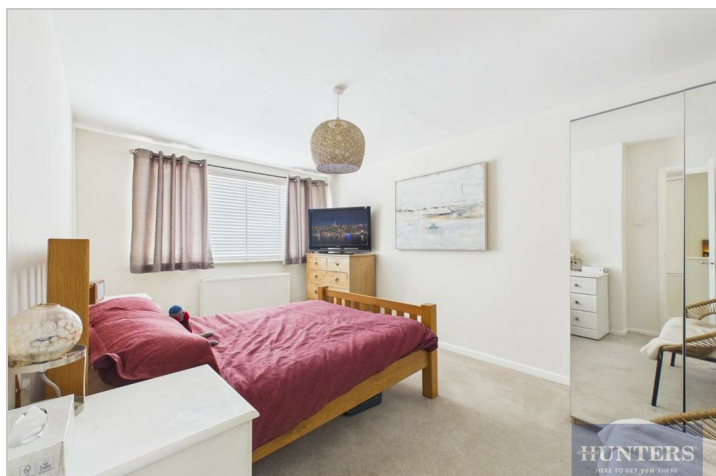
8'2" x 6'9" (2.50 x 2.06)

Bathroom

7'2" x 5'11" (2.19 x 1.82)

Garage

17'11" x 10'5" (5.48 x 3.18)



Road Map



Hybrid Map



Terrain Map



Floor Plan

Floor 0 Building 1

Floor 1 Building 1

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Approximate total area*
119.3 m²
1282 ft²

Reduced headroom
1.4 m²
15 ft²

(1) Excluding balconies and terraces.

Reduced headroom:
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Viewing

Please contact our Hunters Cheltenham Office on 01242 528500 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.