

39 Firwood Drive
Tuffley, Gloucester GL4 0AD

STEVE GOOCH
ESTATE AGENTS | EST 1985

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£399,950

A RARE OPPORTUNITY to acquire an IMPRESSIVE and THOUGHTFULLY EXTENDED LINK DETACHED FAMILY HOME pleasantly situated within this highly sought after residential area. Offering GENEROUS and VERSATILE ACCOMMODATION the property is ideally suited to modern family living and benefits from a ground-floor shower room, a useful study and three well proportioned bedrooms. Outside, there is OFF ROAD PARKING, a GARAGE and a PRIVATE TERRACED GARDEN and all is offered with NO ONWARD CHAIN.

The accommodation comprises entrance hall, ground floor shower room, lounge/family room, kitchen/dining room with utility area. Whilst to the first floor two double bedrooms, one single bedroom and family bathroom.

Additional benefits include gas fired central heating, Nordan triple glazed windows and doors, solar panels owned outright and 3.92 kW, all internal doors are manufactured by Vicaima in Portugal, fitted bedroom furniture to bedroom one and two.

Tuffley is a popular and historic suburb of Gloucester which has four local churches St George's (Church of England), St Barnabas (Church of England, English Martyrs (Roman Catholic) and the Grange Baptist Church (Baptist).
There is excellent schooling for all ages, two public houses (The Pike and Musket and The Fox and Elm), two libraries, community centre, sports centre, doctors surgery and a variety of shops and excellent public transport links.



Wooden and aluminium triple glazed door with matching side panel leads into:

ENTRANCE HALL
Cupboard with hanging rail and shelves, radiator, wood block flooring, door leading into:

GROUND FLOOR SHOWER ROOM
White suite comprising close coupled w.c., wash hand basin with vanity unit below, shower cubicle, chrome heated towel rail, fully tiled walls, extractor fan, wall mounted mirror, wall mounted medicine cabinet, tiled flooring.

LOUNGE/FAMILY ROOM
24'4" x 13'10" (7.44m x 4.24m)
Gas log flame effect fire, radiators, stairs leading to the first floor, wood block flooring, wooden and aluminium triple glazed windows to front aspect.

STUDY
10'0" x 7'11" (3.07m x 2.43m)
Radiator, power points, wood block flooring, wooden and aluminium triple glazed window overlooking the private rear garden.

From the lounge/family room an archway leads through to:

KITCHEN/DINING ROOM
22'0" x 11'5" (6.71m x 3.50m)
Light wood effect base, drawer and wall mounted units, integral Bosch dishwasher, roll edge worksurface, built in oven and grill, five ring gas hob with extractor fan, integral fridge and freezer, moulded sink and drainer unit with a mixer tap, space for table and chairs, radiator, tiled flooring, two wooden and aluminium triple glazed windows overlooking the private rear garden, wooden and aluminium triple glazed door and side panel into the garden, door into the garden, opening through to:













UTILITY AREA

Storage cupboard, roll edge worksurface, ceramic sink with a mixer tap, space and plumbing for washing machine, power points, tiled flooring.

From the lounge/family room stairs lead to the first floor.

LANDING

Decorative stained glass window, radiator, various doors leading off, access into the roof space, airing cupboard housing the Worcester combination boiler supplying the domestic hot water and central heating.

BEDROOM 1

11'10" x 9'3" (3.62m x 2.84m)

Built in mirror fronted wardrobes with hanging rails and storage above, radiator, wooden and aluminium triple glazed window to front aspect.

BEDROOM 2

13'11" x 8'2" (4.25m x 2.49m)

Built in bedroom furniture and vanity unit, radiator, power points, wooden and aluminium triple glazed window over the private rear garden.

BEDROOM 3

9'1" x 7'7" (2.79m x 2.33m)

Radiator, power points, wooden and aluminium triple glazed window to side aspect.

BATHROOM

Coloured suite comprising close coupled w.c., pedestal wash hand basin with vanity unit below, panelled bath with shower over, fully tiled walls, wall mounted mirrors, wall mounted medicine cabinet, radiator, towel rail, wooden and aluminium triple glazed opaque window to side aspect.

OUTSIDE
To the front there is a driveway providing off road parking for several vehicles. The front garden is mainly laid to lawn with some mature trees, shrubs and bushes. The driveway leads to a:

GARAGE
16'1" x 8'10" (4.91m x 2.70m)
Up and over door to front elevation, power and lighting, personal door into the kitchen.

Gated side access leads to the rear of the property where there are two storage sheds, a covered patio area, outside water tap, a terraced private garden with retaining borders being well stocked with plants, shrubs, trees and bushes, a further patio area and steps lead to a summerhouse and an area with well stocked tree, shrubs and bushes. All is enclosed by a combination of timber panel fencing.

SERVICES
Mains water, electricity, gas and drainage.

WATER RATES
To be advised.

MOBILE PHONE COVERAGE/BROADBAND AVAILABILITY
It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

LOCAL AUTHORITY
Council Tax Band: D
Gloucester City Council, Herbert Warehouse, The Docks, Gloucester GL1 2EQ.





TENURE
Freehold.

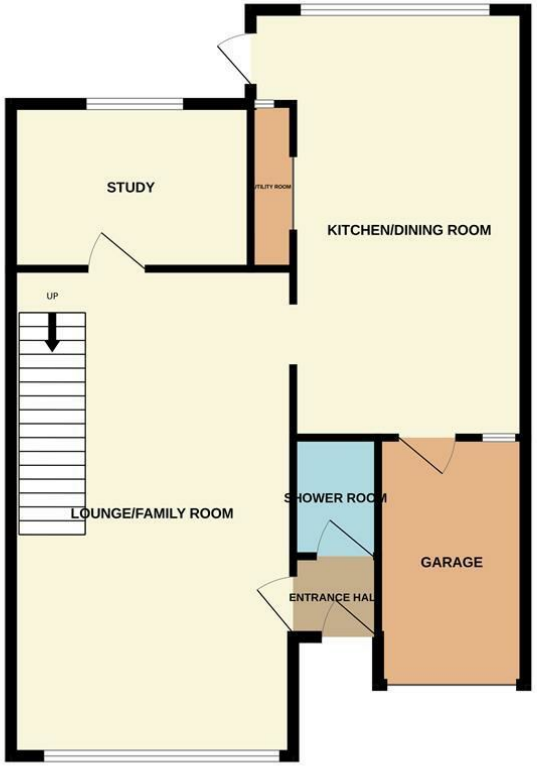
AGENTS NOTE
Please note that some images have been digitally furnished for illustrative purposes. No changes have been made to the room sizes, proportions, layout or physical features of the property.

VIEWING
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

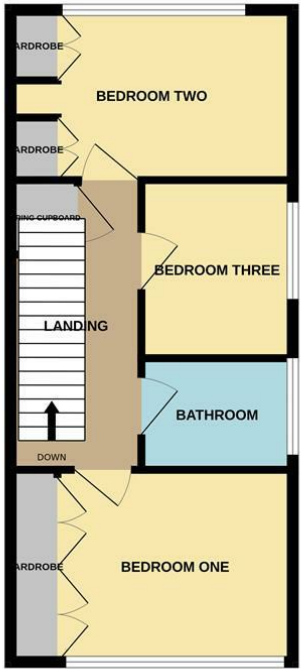
DIRECTIONS
From St Barnabas roundabout proceed into Southern Avenue turning first left into Firwood Drive where the property can be located.



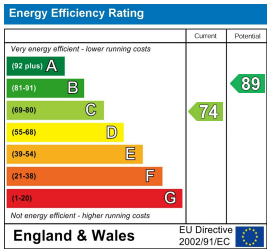
GROUND FLOOR

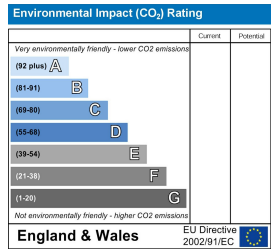


1ST FLOOR



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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All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.