

Tuffley Avenue, Gloucester GL1 5LZ

£630,000

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• No onward chain • Spacious four double bedroom detached bungalow • Two en-suite shower rooms • Positioned on a substantial sized plot measuring 0.23 acres • Private & enclosed gardens • Large driveway for multiple vehicles & detached garage • Tucked away on the popular tree lined road of Tuffley Avenue • EPC rating D63 • Gloucester City Council - Tax Band E (£2,869.98 per annum) 2026/2027

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Entrance Porch
Spacious entrance porch, ideal for shoes and coats, steps into the main hallway of the property.

Hallway
Large flowing hallway provides access to all rooms throughout the property. Access to the loft is also provided.

Living Room
Generous sized living room with feature fireplace and two windows overlooking the front aspect of the property and the garden.

Kitchen / Dining Room
The open plan room provides fantastic space for a dining area whilst offering the versatility to become a family room or entertaining space. Breakfast bar creates separation between the dining room and the kitchen itself with suitable seating. The kitchen itself boasts ample worktop and storage space with integrated hob, double ovens, dishwasher, fridge and freezer. Access is provided to the utility room whilst two sets of French doors provide access to the garden.

Utility Room
Accessed from the kitchen, the utility room provides a suitable extension from the kitchen itself with additional worktop and storage space as well as plumbing for an automatic washing machine. Additional access to the garden is also provided.

Master Bedroom
Large double bedroom with built-in wardrobes spanning the length of the room. Two windows overlook the garden and side aspect. Access is also provided to the en-suite.

En-Suite
Modern white suite shower room with tiled flooring comprises w.c, wash hand basin, walk-in shower cubicle and window with frosted glass overlooking the side aspect.

Bedroom Two
Double bedroom with window overlooking the front aspect and access to an en-suite.

En-Suite
White suite shower room comprises w.c, wash hand basin and shower cubicle.

Bedroom Three
Double bedroom with window overlooking the side aspect.

Bedroom Four
Double bedroom with window overlooking the side aspect.

Cloakroom
White suite cloakroom comprises w.c, wash hand basin and window with frosted glass overlooking the front aspect.

Outside
The wrap around gardens are kept private by the mature trees and hedgerows surrounding. Patio area provides suitable seating area whilst leading onto a large lawned area. Gated access leads to the front of the property where an extensive private driveway direct from the main road provides off-road parking for many vehicles. A detached garage is also found benefitting from power and lighting.

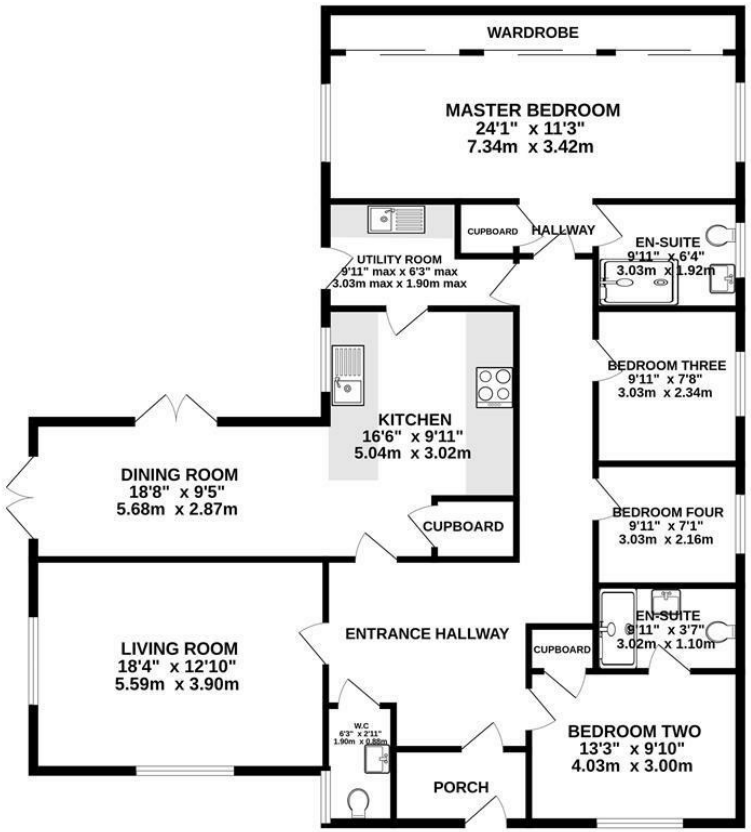
Location
A popular suburb of the Historic City of Gloucester with a mix of period properties, Tuffley Avenue is ideally placed for local amenities including both primary and secondary schooling as well as many top grammar schools. A short distance away is the newly developed Gloucester Quays, where a range of retail outlets can be found alongside restaurants, bars and cinema whilst the city centre is home to the Cathedral and various listed buildings throughout. With countryside surrounding the city centre to include Robinswood Hill Country Park alongside access to various transportation links.

Material Information
Tenure: Freehold.
Local Authority and Rates: Gloucester City Council - Tax Band E (£2,869.98 per annum) 2026/2027.
Electricity supply: Mains.
Water supply: Mains.
Sewerage: Mains.
Heating: Gas central heating.
Broadband speed: Basic 6 Mbps, Superfast 67 Mbps, Ultrafast 1000 Mbps





GROUND FLOOR

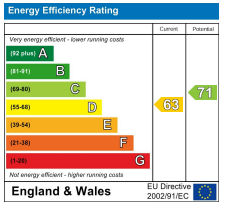


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.



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