



R B WALTERS
ESTATE AGENTS



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*Ardmore Close, Tuffley, Gloucester,
Gloucestershire, GL4 0BJ.*

£550,000

With stunning views this exceptionally spacious family home provides over 149 sqm (1600 sq ft) of flexible accommodation which is ideal for multi generational living or those that require additional homeworking space.

Nestling at the foot of Robinswood Hill with far reaching views from the rear elevation this superb, detached home has to be viewed to fully appreciate the opportunity, the accommodation and the location provided.

The rooms are spread across three floors with the ground floor featuring a large lounge, good size kitchen with wide opening to an 18ft x 10ft dining/family room which serves as the heart of the home. There is also a separate study or office for those that work from home and a cloakroom. Stairs go down to the lower ground floor with a large sun room stretching all across the back of the property taking in not only the views but the beautiful sunsets provided by the West facing aspect. A door leads to a double bedroom with ensuite which would certainly be favoured by an older dependent or elderly relative. The first floor features five generous bedrooms with the master having an ensuite and then there is a further family bathroom.

Outside the driveway provides plenty of parking for 6/7 vehicles and leads to a garage. The rear garden is of good size and has a fantastic West facing aspect making it perfect for those long evenings with friends and families.

Services

Mains Water, Mains Drainage, Gas Central Heating, Electric, Broadband Available

Entrance Porch

5' 7" x 3' 5" (1.70m x 1.04m)

Entrance Hall

13' 8" x 6' 11" (4.16m x 2.11m)

Lounge

16' 10" x 12' 5" (5.13m x 3.78m)

Balcony

14' 3" x 5' 11" (4.34m x 1.80m)

Kitchen

11' 5" x 10' 11" (3.48m x 3.32m)

Dining/Family Room

18' 10" x 10' 10" (5.74m x 3.30m)

Study

9' 11" x 6' 6" (3.02m x 1.98m)

WC

6' 10" x 2' 9" (2.08m x 0.84m)

Inner Lobby

7' 3" x 4' 0" (2.21m x 1.22m)

Lower Ground Floor

14' 11" x 8' 10" (4.54m x 2.69m)

Snug

13' 7" x 5' 3" (4.14m x 1.60m)





Bedroom

12' 8" x 12' 0" (3.86m x 3.65m)

Ensuite

8' 4" x 3' 7" (2.54m x 1.09m)

First Floor Landing

Bedroom

12' 5" x 9' 10" (3.78m x 2.99m)

Ensuite

5' 3" x 4' 7" (1.60m x 1.40m)

Bedroom

12' 6" x 10' 10" (3.81m x 3.30m)

Bedroom

10' 0" x 8' 3" (3.05m x 2.51m)

Bedroom

10' 0" x 8' 1" (3.05m x 2.46m)

Bedroom

9' 10" x 6' 10" (2.99m x 2.08m)

Bathroom

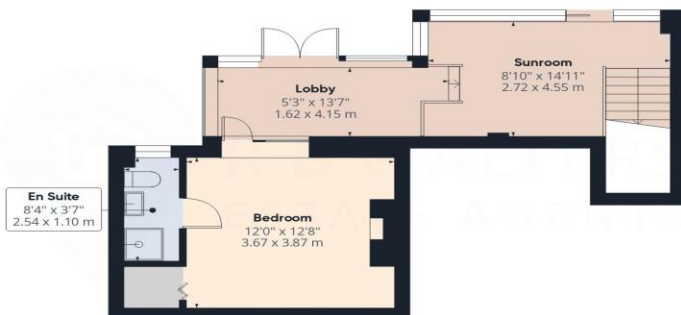
6' 10" x 5' 10" (2.08m x 1.79m)

Driveway Parking for 6/7 Cars

Garage

Garden

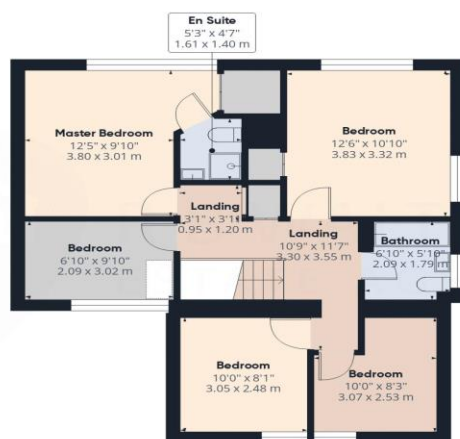




Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

2012 ft²
186.7 m²

Balconies and terraces

85 ft²
7.9 m²

Reduced headroom

17 ft²
1.5 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

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