



16 Estcourt Close, Gloucester – GL1 3LT
£515,000

Farr & Farr Sales & Lettings

16 Estcourt Close

Gloucester, GL1 3LT

AN INDIVIDUAL DETACHED FAMILY HOME THAT HAS BEEN BEAUTIFULLY LOOKED AFTER AND SIGNIFICANTLY EXTENDED IN THE CURRENT OWNERSHIP

Estcourt Close is situated just off Estcourt Road approximately ½ mile to the North East of Gloucester city centre. Some of the area's most sought after schools are within easy reach. Good local shopping is close by and access to the Docks and Cathedral are within walking distance, Cheltenham and the M5 is only a short drive.

Number 16 has been the subject of a significant extension to the rear giving a large open plan kitchen diner/family room as well as a utility and ground floor shower room. Additionally, all three bedrooms are doubles as well as two separate reception rooms. It is heated by gas, has double glazing throughout and to the exterior there is ample parking to the front and side, a detached garage and delightful landscape mature rear gardens.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C



ENTRANCE PORCH

Brown UPVC double front door. Tiled floor. Original oak part glazed door to:-

ENTRANCE HALL

Lovely parquet flooring. Boxed radiator. Staircase to landing. Coved ceiling.

SITTING ROOM

13' 6" x 7' 4" (4.12m x 2.24m)

Lovely parquet flooring. Fireplace with coal effect gas fire. Bay window with boxed radiator below. Coved ceiling. Four wall light points. TV point.

STUDY LOUNGE/OCCASIONAL BEDROOM

10' 10" x 9' 6" (3.30m x 2.90m)

Lovely wood block flooring. Double radiator. Three wall light points.

KITCHEN AREA

12' 0" x 6' 5" (3.66m x 1.96m)

Wall and base cupboards with worktops and matching splashback. Corner larder unit. High-quality flooring. Space for fridge/freezer. Inset ceiling spotlights. Deep understairs cupboard. Wide arch to:-

KITCHEN/DINER

20' 6" x 13' 8" (6.25m x 4.17m)

Beautifully fitted with vaulted ceiling. Kitchen units comprising inset single range of stainless steel sink unit set into worktops with cupboards and drawers below. Wall and base units. Built in AEG induction hob with glazed back plate. Two Zanussi stainless steel and glass fronted oven's. Peninsula bar divide with further cupboards and shelving to:- Dining area, again with high-quality flooring. Eight velux windows and spotlights. Two wall light points. Double radiator. Double UPVC double glazed French doors to garden.





UTILITY ROOM

8' 2" x 7' 0" (2.49m x 2.13m)

Inset stainless steel single drainer sink unit set into worktops with cupboards below. Wall and base units. Plumbing for washing machine. Space for dryer and fridge. Broom cupboard. Worcester Bosch gas fired central heating boiler.

SHOWER ROOM/CLOAKROOM

Fully tiled shower cubicle with electric shower and glazed door. Pedestal wash hand basin. Low-level WC. Tiled floor. Radiator. Inset ceiling spotlights. Extractor fan.

FIRST FLOOR

Access to fully boarded loft with retractable ladder. Deep cupboard with factory lagged high recovery hot water tank and shelving.

BEDROOM 1

10' 1" x 10' 7" (3.07m x 3.23m)

Built-in double and single wardrobe cupboards with overbed cupboards and matching dressing table. Radiator.

BEDROOM 2

11' 6" x 10' 0" (3.51m x 3.05m)

Double wardrobe cupboards with central dressing table and cupboards above. Radiator.

BEDROOM 3

11' 6" x 6' 5" (3.51m x 1.96m)

(into wardrobes). Double wardrobes and store cupboards above. Radiator.

STORE

6' 2" x 3' 4" (1.88m x 1.02m)

BATHROOM

Panelled bath with mixer taps and separate stainless steel shower with glazed screen. Vanity unit with wash hand basin and cupboards below. Low level WC. Fully tiled walls. Vinyl floor. Heated towel rail/radiator. Back lit shaver mirror. Extractor fan. Spotlights.



Front Garden

Front garden, very well maintained with low wall and large macadam driveway with parking for 2+ cars. Lawn with shrub borders and hedge.

Rear Garden

Rear garden is approximately 75' feet in length. Beautifully and maturely landscaped with good area of stone paved terrace. Outside lights and tap. Opening onto lawns with central rockery, mature mixed flower and shrub beds with waterfall, stream and pond. Second area of terrace. Path to further mature shrub and flower beds with mature evergreen trees. Fencing to either side and the rear which backs onto the allotments. Garden store to the side. Workshop 12' x 6' Power. Light and windows.

Front Garden

Solar panels gave FIT payments of £2631.47 in 2025, plus the value of solar electricity consumed in-house (including some hot water). Estimated to be worth a total of £3500 in 2025. FIT payments are tax free and index linked.

Garage

Double Garage

16'2 x 9' Electric roller door. Light. Window and personnel door to garden.

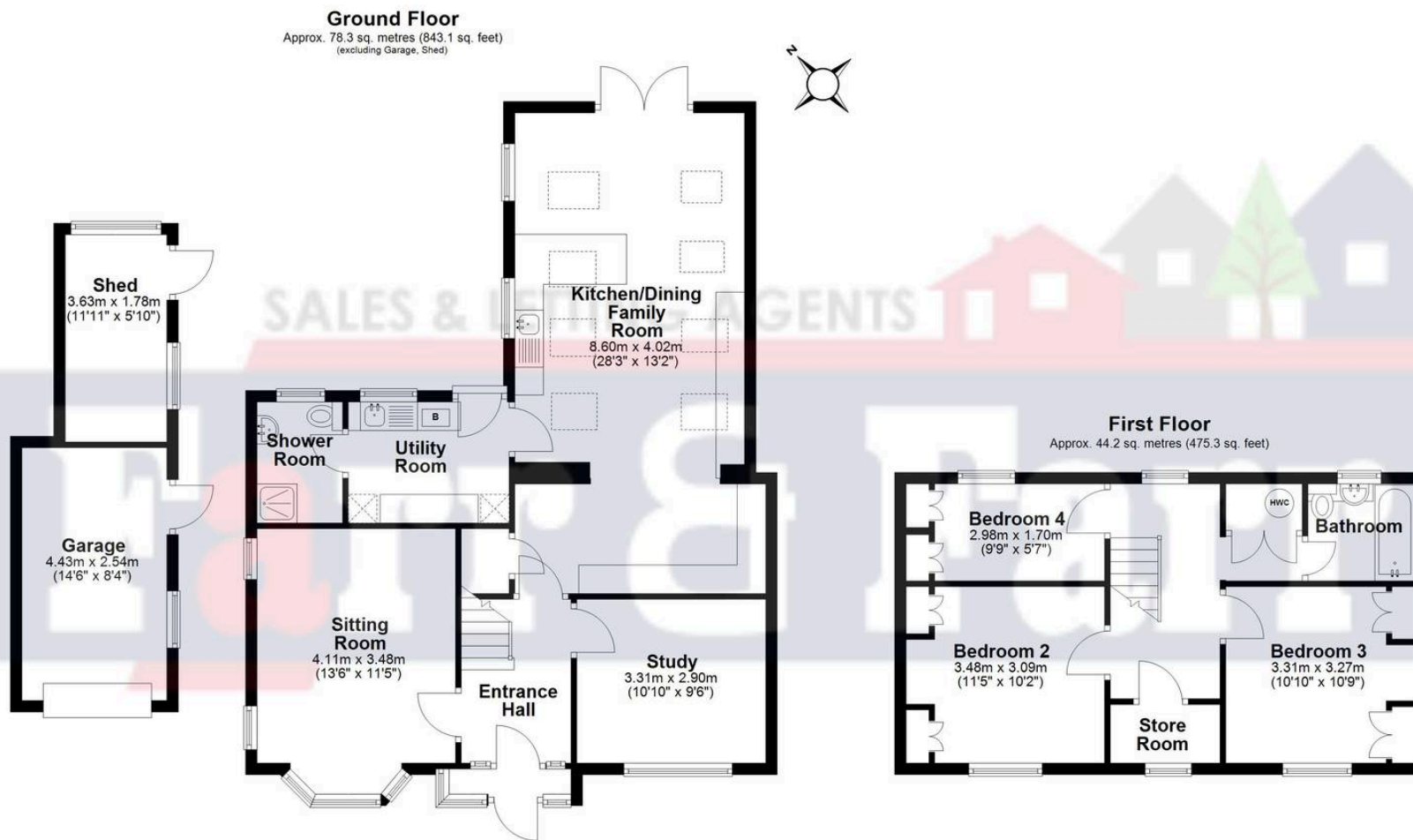
Driveway

2 Parking Spaces

Further area of parking to the side.







Total area: approx. 122.5 sq. metres (1318.4 sq. feet)

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