

300 Painswick Road
Matson, Gloucester GL4 5DE

STEVE GOOCH
ESTATE AGENTS | EST 1985

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£650,000

OUTSTANDING AND BEAUTIFULLY PRESENTED FIVE BEDROOM DETACHED BAY FRONTED PERIOD FAMILY HOME, thoughtfully EXTENDED and EXTENSIVELY IMPROVED by the current owners whilst RETAINING ITS CHARM and CHARACTER. Occupying a GENEROUS PLOT EXTENDING TO JUST OVER A FIFTH OF AN ACRE, this impressive property offers SPACIOUS and VERSATAILE ACCOMMODATION ideal for modern family living.

Accommodation comprises 24FT HALLWAY, 27FT DINING/FAMILY ROOM, LOUNGE with a wood burner, FITTED KITCHEN that overlooks the rear garden, utility room, bathroom, rear lobby, bedroom one with FITTED WARDROBES and an EN-SUITE SHOWER ROOM, bedroom two, bedroom three with a wash basin, bedroom four, study and bedroom five with roof lights.

Outside at the front of the property you have a TARMACADAM IN AND OUT DRIVEWAY and around to the rear a LOVELY ENCLOSED GARDEN with a patio, large lawn and a USEFUL OUTBUILDING.

A major attraction of the city is Gloucester Cathedral, which is the burial place of King Edward II and features in scenes from the Harry Potter films. The Tailor of Gloucester House which is dedicated to the author Beatrix Potter can be found near the cathedral.
Gloucester railway station has frequent trains to London Paddington via Reading, Bristol, Cardiff Central, Nottingham and Birmingham.
Gloucester is a cathedral city which lies on the River Severn, between the Cotswolds and the Forest of Dean.



Double glazed front door leads into:

ENTRANCE HALL
24'2 x 5'9 (7.37m x 1.75m)
Built in storage cupboards, wall light, cloaks hanging space, two single radiators, two upvc double glazed windows to side elevation.

DINING ROOM/FAMILY ROOM
27'3 x 12'0 (8.31m x 3.66m)
Open fireplace with stone surround and hearth, coved ceiling, wall mounted air conditioning/heating unit, double and single radiators, solid oak flooring, upvc double glazed window to front elevation.

LOUNGE
17'7 x 17' (5.36m x 5.18m)
Wood burning stove with brick hearth, coved ceiling, wall mounted air conditioning/heating unit, wall lights, oak style flooring, upvc double glazed bay window to front elevation, upvc double glazed window to side elevation.

INNER HALLWAY
Tiled floor, through to:

KITCHEN
15'0 x 9'5 (4.57m x 2.87m)
Elm fronted base and wall mounted units, slate tile worktops and splashbacks, double drainer one and a half bowl sink with a chrome mixer tap, plumbing for dishwasher, space for fridge freezer, range style cooker, extractor hood, two velux roof lights, tiled floor, upvc double glazed window to rear elevation overlooking the garden.

REAR LOBBY
8'2 x 6'9 (2.49m x 2.06m)
Base and wall mounted units, laminate worktops, single bowl sink unit with a mixer tap, built in fridge/freezer and dishwasher, marble effect tiled floor, upvc double glazed window to rear elevation.

UTILITY ROOM
8'1 x 4'9 (2.46m x 1.45m)
Base and wall mounted units, hardwood worktop, single drainer stainless steel sink unit, plumbing for automatic washing machine, extractor fan, tiled floor, upvc double glazed window to side elevation.













BATHROOM
12'5 x 4'9 (3.78m x 1.45m)
White suite comprising panelled bath with a mixer tap and shower over, low level w.c., wash hand basin with a mixer tap and drawers below, heated towel rail, tiled floor, extractor fan, upvc double glazed window to rear elevation.

From the entrance hallway stairs lead to the first floor.

LANDING
Cupboard housing the gas fired combination boiler and hot water system, single radiator, stairs leading off, upvc double glazed window to side elevation.

BEDROOM ONE
16'9 x 15'1 (5.11m x 4.60m)
Built in wardrobes, access to loft space, spotlights, two single radiators, two upvc double glazed windows to front elevation overlooking the surrounding area, upvc double glazed window too rear elevation overlooking the garden, through to:

EN-SUITE SHOWER ROOM
9'2 x 4'4 (2.79m x 1.32m)
Shower enclosure and unit, low level w.c., wash hand basin with a mixer tap over and drawer below, heated towel rail, marble effect tiled flooring and walls, spotlights upvc double glazed window to rear elevation.

BEDROOM TWO
12'2 x 12'0 (3.71m x 3.66m)
Single radiator, upvc double glazed window to front elevation overlooking the surrounding area.

BEDROOM THREE
9'0 x 8'5 (2.74m x 2.57m)
Wash hand basin with a mixer tap over, tiled splashback and drawer below, single radiator, upvc double glazed window to rear elevation overlooking the garden.

BEDROOM FOUR
9'0 x 8'5 (2.74m x 2.57m)
Heated towel rail, upvc double glazed window to rear elevation.

SHOWER ROOM
5'9 x 5'6 (1.75m x 1.68m)
Corner shower enclosure and unit, low level w.c., wash hand basin with a mixer tap and drawers below, chrome heated towel rail, fully tiled walls, tiled floor, spotlights, upvc double glazed window to front elevation.

From the first floor landing stairs lead to the second floor.

STUDY
9'6 x 8'3 (2.90m x 2.51m)
Single radiator, upvc double glazed window to rear elevation overlooking the garden.

BEDROOM FIVE
16'2 x 11'8 (4.93m x 3.56m)
Two single radiators, two velux roof lights.

OUTSIDE
The property is approached via a generous in-and-out tarmacadam driveway partly surrounded by laurel hedging. Gated side access leads to further parking and a:

SINGLE DETACHED GARAGE
Up and over door to front elevation.

To the rear lies a beautifully enclosed and spacious garden, featuring a paved patio area, extensive lawn bordered by flowers, shrubs and trees all providing an ideal setting for outdoor entertaining and family enjoyment. There is also a:

OUTBUILDING
Divided into two areas, this useful space is made up of an area measuring 19'0 x 11'4 and has power, lighting, double wooden doors, two side aspect windows. The second area measures 11'4 x 5'2 and has power and lighting.

SERVICES
Mains electricity, gas, water and drainage.

WATER RATES
Severn Trent - TBC.

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, Eastgate Shopping Centre, Bell Ln, Gloucester GL1 1XH.

TENURE
Freehold.

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 Eastern Avenue, turn left onto Painswick Road where signposted, proceed along Painswick Road passing the petrol station on your left hand side and Tesco Express on your right, continue along where the property can be located on your right hand side signposted by our Steve Gooch for sale board.

PROPERTY SURVEYS
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

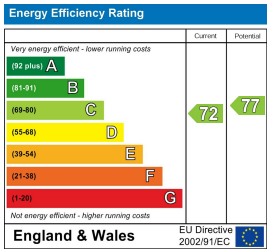


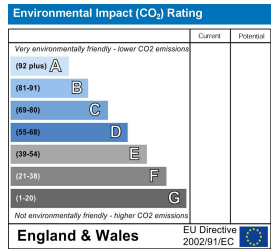






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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