



R B WALTERS
ESTATE AGENTS



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*Beaconsfield , Gladstone Road, Linden,
Gloucester, Gloucestershire, GL1 5HN.*

£475,000

Perfect for those needing multiple workshops and garage space, this exceptionally well presented and extremely spacious home also offers a large rear garden and abundance of parking.

Occasionally a property comes to the market that you never thought existed and 'Beaconsfield' may be the latest one to join the list. Located in the popular Linden area and therefore offering close proximity to the City centre this superb, detached home provides plenty of ground floor living space coupled with 3 double bedrooms and outside space that presents a wealth of opportunities.

Retaining plenty of charm and character, the accommodation is wonderfully light and the property as a whole has been subject to much improvement from the current owners including rewiring and replumbing, a new boiler, cavity wall insulation, floor and loft insulation, replacement windows, resin patio and working fireplaces and log burner. The ground floor has a useful storm porch leading to the spacious hallway. Plenty of daytime space can be found in the bay fronted lounge with sliding doors to the dining room which can be completely separated or opened up to provide a wonderful flow from front to back. In addition, there is a sunroom and good size kitchen/breakfast room complete with granite work surfaces, Rayburn and boiling water tap. There is also a WC, spacious utility room and a particularly useful covered lean to which is perfect for doing outside jobs in the dry. Upstairs the property has a good size landing, three double bedrooms, a bathroom and separate shower room.

The front of the property provides good off-road parking, and the driveway extends down the side to reveal the hidden gem that lies behind. A large patio with pergola and garden make for an ideal entertaining space perfect for lazy afternoons and fun filled evenings with friends and family, and beyond that you will find a large parking area and several workshops and carports which could easily be enclosed with garage doors. This space will appeal to anyone looking to run a business from home or for those who need excellent workshop and storage space.

It is often said that a property must be viewed to be fully appreciated but this will rarely ever be truer than 'Beaconsfield', a true hidden treasure amongst Gloucester's best secret properties.

Services

Gas Central Heating Electric Mains Water and Drainage Broadband Available

Storm Porch

Entrance Hall

WC

5' 10" x 3' 2" (1.78m x 0.96m)

Living Room

13' 9" x 12' 1" (4.19m x 3.68m)

Dining Room

13' 10" x 12' 1" (4.21m x 3.68m)

Sun Room

14' 2" x 11' 3" (4.31m x 3.43m)

Kitchen/Breakfast Room

15' 0" x 13' 3" (4.57m x 4.04m)

Utility Room

9' 9" x 5' 3" (2.97m x 1.60m)

Lean To

26' 2" x 4' 11" (7.97m x 1.50m)

First Floor Landing





Bedroom

13' 11" x 10' 11" (4.24m x 3.32m)

Bedroom

13' 9" x 10' 5" (4.19m x 3.17m)

Bedroom

10' 10" x 10' 8" (3.30m x 3.25m)

Bathroom

7' 10" x 5' 5" (2.39m x 1.65m)

Shower Room

5' 0" x 3' 11" (1.52m x 1.19m)

Outside

Front Driveway Parking

Rear Garden and Patio

Additional Rear Parking

Car Port 1

19' 3" x 16' 3" (5.86m x 4.95m)

Car Port 2

19' 6" x 13' 10" (5.95m x 4.23m)

Workshop 1

22' 8" x 20' 7" (6.93m x 6.295m)

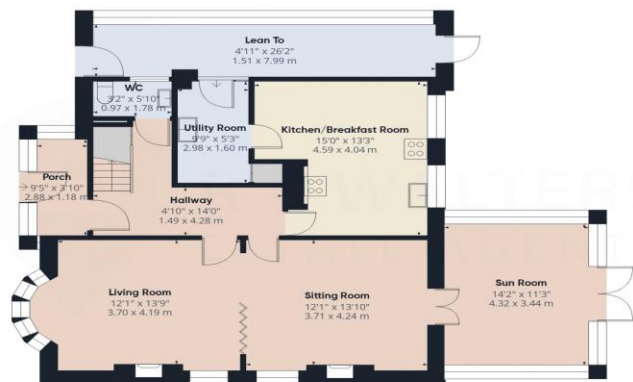
Workshop 2

17' 1" x 10' 7" (5.22m x 3.24m)

Workshop 3

16' 10" x 10' 2" (5.15m x 3.11m)





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

3160 ft²

293.5 m²

(1) Excluding balconies and terraces

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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