



12 Whornes Orchard, Upton St. Leonards  
£597,500

**Farr & Farr** Sales & Lettings

# 12 Whornes Orchard

Upton St. Leonards, Gloucester

**A large light and beautifully presented detached family home in this highly sought after village position.**

Whornes Orchard is a small cul-de-sac situated just off Bondend Road in the heart of the sought after village of Upton St. Leonards. Gloucester city Centre, excellent schooling, comprehensive shopping and transport facilities are all within very easy reach.

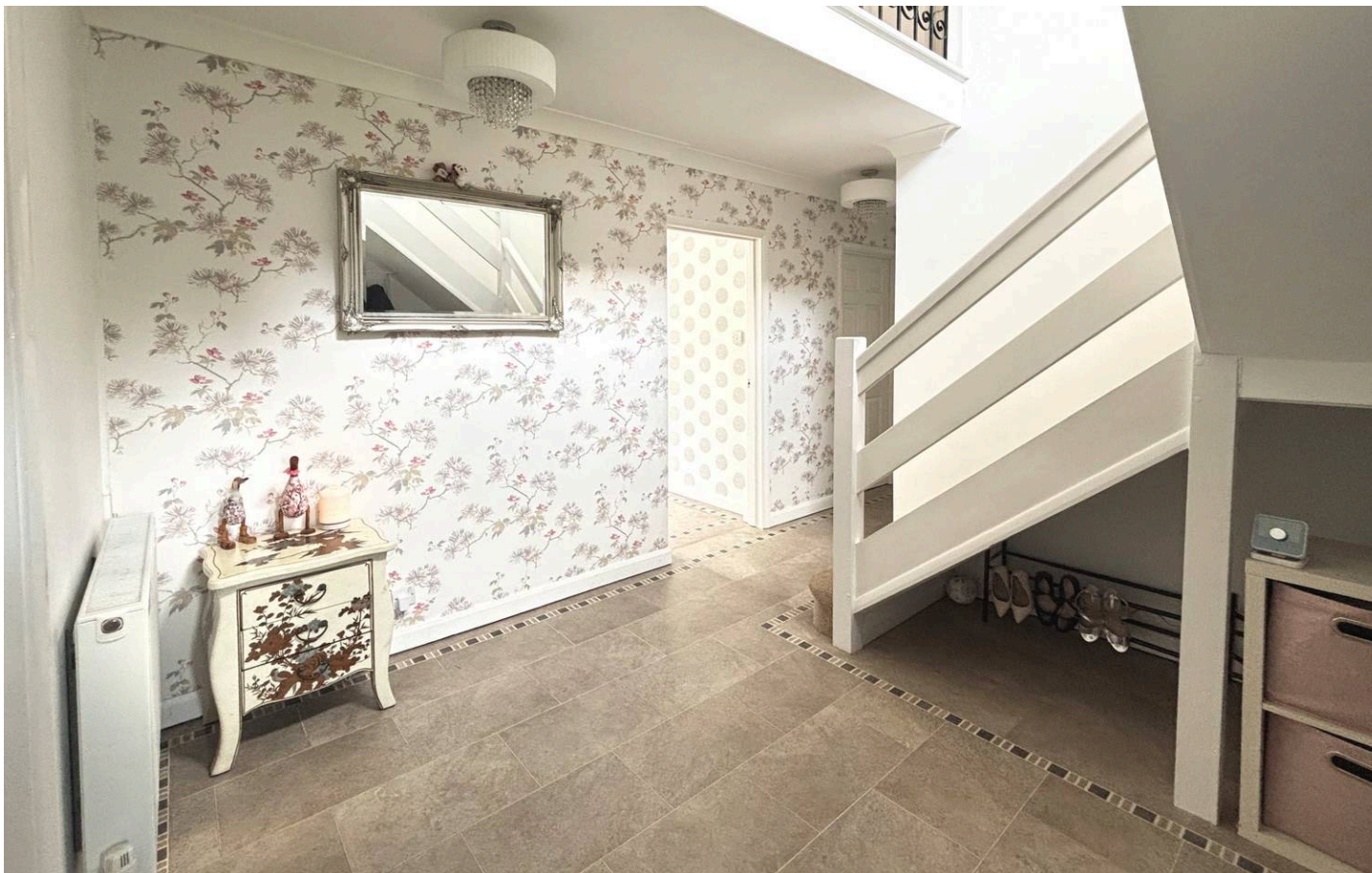
Number 12 has been the subject of an imaginative refurbishment over recent years and offers very good sized, light accommodation of a practical layout. All four bedrooms are doubles and there is an ensuite to the master which has been recently installed as well as a family bathroom. The ground floor offers a large formal sitting room, a study or dining room as well as a kitchen diner and utility. It is heated by gas with a recently installed boiler and has double glazing throughout. To the exterior there is ample parking, a double garage for a large and small car and easily maintained rear gardens.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D





### Entrance

Large porch with UPVC double glazed front door to:-  
**Hallway**

Of a very good size with galleried landing and turning staircase. High-quality flooring. Double radiator. Double cupboard.

### WC

Low-level WC. Wash hand basin. High-quality flooring. Vertical heated towel rail.

### Sitting Room

Dimensions: 22' 3" x 11' 6" (6.78m x 3.50m). High-quality flooring. Polished stone fireplace with coal effect gas fire. Two double radiators. Windows to the front. UPVC double glazed sliding patio doors to terrace and garden.

### Dining Room / Study

Dimensions: 11' 3" x 10' 2" (3.43m x 3.10m). High-quality flooring. Double radiator. UPVC double glazed French doors to terrace and garden.

### Kitchen Diner

Dimensions: 17' 8" x 11' 4" (5.38m x 3.45m). Dining area Beautifully and recently refurbished. High-quality flooring. Built-in contemporary dresser with low-level cupboards. Inset ceiling spotlights. UPVC double glazed sliding patio door to terrace and garden. TV point. Peninsula unit divide to:- Kitchen area Comprehensively fitted in a contemporary style with inset brass sink unit with matching mixer taps. A range of cupboards, drawers, wall and base units. Built-in fridge freezer. Larder cupboard. Drawers and sliding store. Built-in Bosch double oven and microwave. 4 ring induction hob, back plate and matching cooker hood. Inset ceiling spotlights. Door to rear lobby. Door to garage.



### Utility Room

With recently installed Worcester gas fire central heating boiler and tank. Plumbing for washing machine. Space for dryer and fridge freezer. High-quality flooring lighting and power.

### First Floor Landing

Access to loft. Radiator. Cupboard.

### Bedroom One

Dimensions: 13' 6" x 11' 3" (4.11m x 3.43m). Radiator. Double wardrobes and full height store cupboard.

### En-suite

Large shower cubicle with stainless steel double headed controls. Marbrex splashback with glazed sliding door. Vanity unit with wash handbasin and drawers below. Low-level WC. Vertical heated radiator/towel rail. Tiled floor. Extractor fan. Shaver point. Inset ceiling spotlights.

### Bedroom 2

Dimensions: 11' 8" x 10' 6" (3.55m x 3.20m). Radiator. TV point.

### Bedroom 3

Dimensions: 11' 3" x 11' 2" (3.43m x 3.40m). Radiator. Two double wardrobe cupboards.

### Bedroom 4

Dimensions: 11' 2" x 7' 2" (3.40m x 2.18m). Radiator.

### Bathroom

White panel bath suite. Mixer taps and shower attachment. Separate shower cubicle with stainless steel controls. Splashback. Glazed folding doors. Vanity unit with wash handbasin and drawers below. Low-level WC. Vinyl flooring. Heated towel rail. Inset ceiling spotlights. Extractor fan.

### Garage

17' 6" x 18' 6" (5.33m x 5.63m)

Electric up and over roller door. Room for one large and one small car. Power and light.



## GARDEN

Full width paved terrace and large area Astroturf. Terrace in the further corner. Outside security lighting.

## FRONT GARDEN

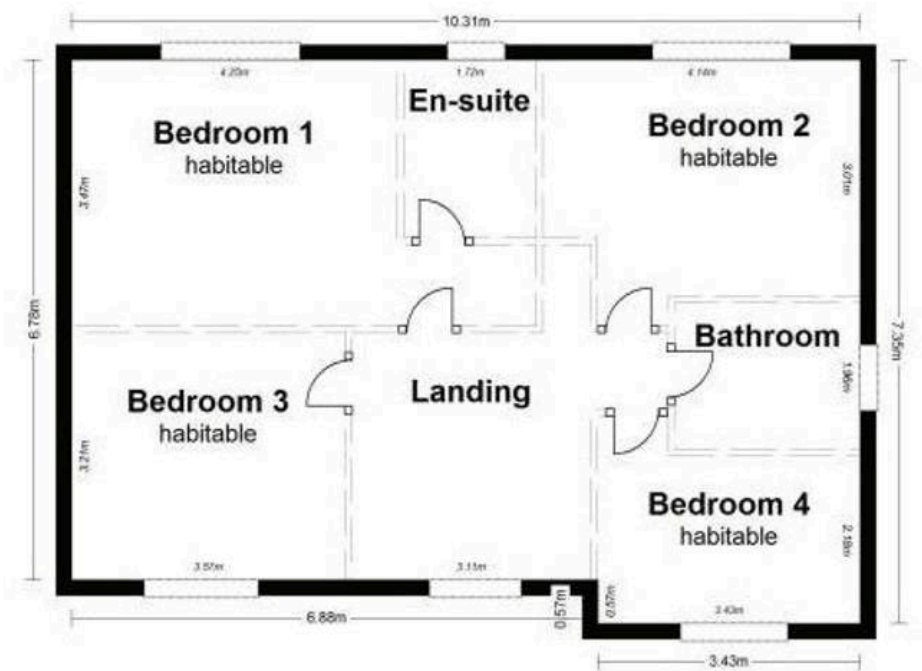
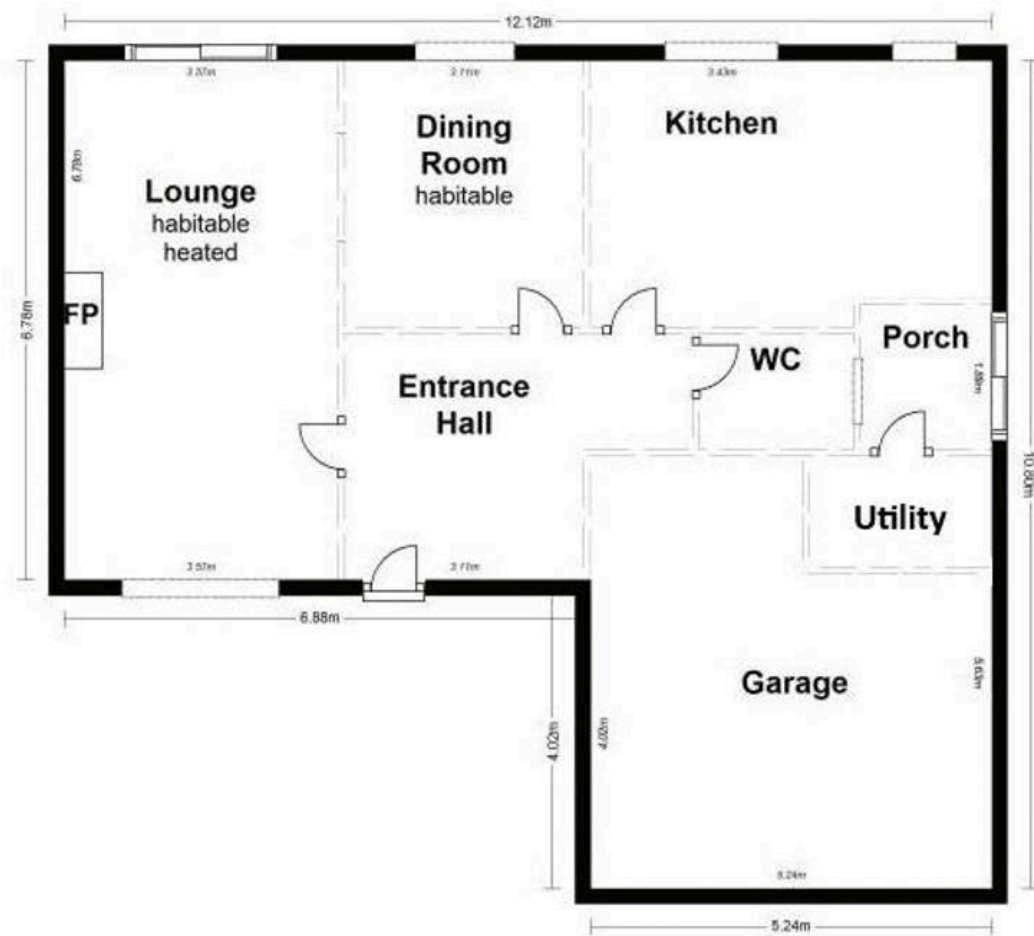
Front gardens with McAdam driveway. Parking for two cars with path to the front door with brick edge. Good area of lawn. Gated side access.

## GARAGE

Single Garage







## Farr and Farr Hucclecote

Farr & Farr, 50 Hucclecote Road - GL3 3RT

01452613355 • [hucclecote@farrandfarr.co.uk](mailto:hucclecote@farrandfarr.co.uk) •