

1 Willowtree Court
Gloucester GL1 5NG

STEVE GOOCH
ESTATE AGENTS | EST 1985

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£690,000

STUNNING FOUR DOUBLE BEDROOM DETACHED FAMILY HOME situated in a GATED DEVELOPMENT with a 32FT FITTED KITCHEN/DINER/FAMILY ROOM, a GENEROUS PLOT, a DOUBLE GARAGE with a ROOM ABOVE and an EN-SUITE SHOWER ROOM

Accommodation comprises DOUBLE HEIGHT ENTRANCE HALLWAY, CLOAKROOM, LOUNGE with BIFOLD DOORS onto the patio, 32FT FITTED KITCHEN/DINER/FAMILY ROOM with BIFOLD DOORS and the STUDY.

On the first floor you have bedroom one with its EN-SUITE SHOWER ROOM, bedroom two with a BUILT IN STORAGE CUPBOARD, bedroom three, bedroom four and the family bathroom.

Outside there is a TARMACADAM DRIVEWAY leading up to the DOUBLE GARAGE with a ROOM ABOVE and front gardens that are mainly laid to lawn.

At the rear of the property there is a PAVED PATIO leading to a LARGE LAWN with trees and bushes surrounded by fencing.

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.



Oak partially glazed front door with glazed panel leads into:

ENTRANCE HALLWAY
12'7 x 9'6 max (3.84m x 2.90m max)
Double height vaulted ceiling, High Gloss style floor with underfloor heating, staircase leading off, wall lights, double glazed oak window to front elevation.

CLOAKROOM
Low level w.c., wash hand basin with a mixer tap and tiled splashback, High Gloss tiled floor with underfloor heating, downlighters, extractor fan.

LOUNGE
19'4 x 14'8 (5.89m x 4.47m)
Feature inset gas fire, wall lights, downlighters, built in speakers, tv point, underfloor heating, double glazed oak windows to front and side elevations, matching bifold doors to rear elevation onto the patio.

KITCHEN/DINER/FAMILY ROOM
32'3 x 13'2 (9.83m x 4.01m)
Base and wall mounted units, granite worktops and splashbacks, single drainer one and a half bowl sink unit with a chrome mixer tap, a Range style cooker with a seven burner gas hob and two ovens, extractor hood, built in dishwasher, built in microwave, coffee machine, space for an America style fridge/freezer, Island unit with storage cupboards and drawers, breakfast bar, wine cooler, downlighters, space for a large table and chairs and a sofa, High Gloss tiled floor with underfloor heating, double glazed oak windows to front, side and rear elevations, matching bifold doors to side elevation onto the patio.

STUDY
10'3 x 9'4 max (3.12m x 2.84m max)
Base and wall mounted units, oak worktops, High Gloss tiled floor with underfloor heating, double built in storage cupboard, downlighters, double glazed oak French doors to rear elevation onto the patio.

From the entrance hallway stairs lead to the first floor.













GALLERIED LANDING

Vaulted ceiling, solid oak flooring, downlighters.

BEDROOM 1

22'5 x 12'2 max (6.83m x 3.71m max)

Built in wardrobe, wall lights, tv point, downlighters, underfloor heating, double glazed oak window to side elevation, matching French doors to a Juliet balcony at the rear overlooking the rear garden, through to:

EN-SUITE SHOWER ROOM

7'9 x 7'6 (2.36m x 2.29m)

Low level w.c., wash hand basin with a mixer tap, walk in shower enclosure and unit, chrome heated towel rail, partly tiled walls, downllghters, extractor fan, underfloor heating, double glazed oak window to side elevation.

BEDROOM 2

11'6 x 9'5 (3.51m x 2.87m)

Built in storage cupboard, access to loft space, underfloor heating, double glazed oak window to rear elevation overlooking the rear garden.

BEDROOM 3

11'7 x 9'5 (3.53m x 2.87m)

Underfloor heating, double glazed oak window to front elevation.

BEDROOM 4

10'5 x 9'5 max (3.18m x 2.87m max)

Underfloor heating, tv point, double glazed oak window to front elevation.

BATHROOM

10'1 x 9'4 max (3.07m x 2.84m max)

White suite comprising panelled bath with a mixer tap, low level w.c., two wash hand basins with mixer taps and worksurfaces, walk in shower and unit, travertine floor and walls, underfloor heating, downlighters, double glazed oak window to rear elevation.

OUTSIDE

There is gated access onto a tarmacadam driveway providing off road parking which in turn leads to a:

DOUBLE GARAGE
17'7 x 17'7 (5.36m x 5.36m)
Two up and over doors to front elevation, power, lighting, window and personal access door to side elevation. Stairs lead to:

PLAYROOM/BEDROOM 5
17'7 x 13'2 max (5.36m x 4.01m max)
Downlighters, tv point, three Velux roof lights.

Wrought iron gates lead onto a block paved pathway which leads to the front door. The front gardens are laid to lawn with flower borders and hedgerow surround.

To the rear there is a very pleasant enclosed garden with a large paved patio, the rest of the garden being laid to lawn with plants, bushes and trees with fencing surround.

SERVICES
Mains water, electricity, gas and drainage.

WATER RATES
To be advised.

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: F
Gloucester City Council, Herbert Warehouse, The Docks, Gloucester GL1 2EQ.

TENURE
Freehold.









MAINTENANCE CHARGES

1/3 each when driveway costs are needed.

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

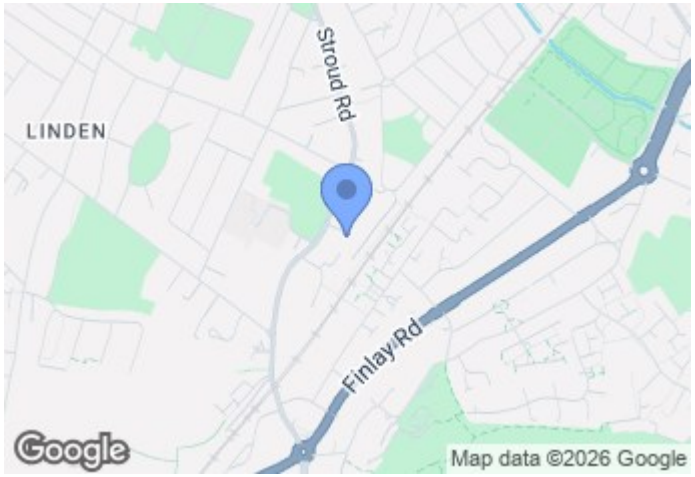
From St Barnabas roundabout proceed towards the city centre over the mini roundabout and continue down Stroud Road where the property is set back on the right hand side.

PROPERTY SURVEYS

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

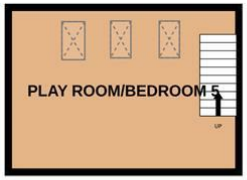


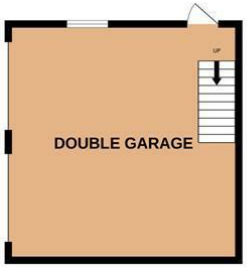




GROUND FLOOR



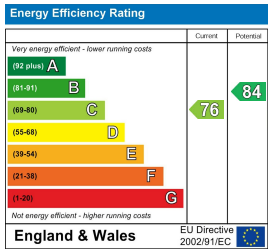


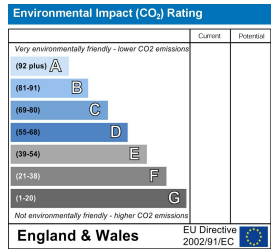


1ST FLOOR



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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All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.



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