



69 Colin Road, Barnwood
£435,000

Farr & Farr Sales & Lettings

69 Colin Road

Barnwood, Gloucester

AN EXCEPTIONAL 1950Ss SEMI DETACHED FAMILY HOUSE THAT HAS BEEN SIGNIFICANTLY EXTENDED AND BEAUTIFULLY MODERNISED IN THE LAST 2 YEARS

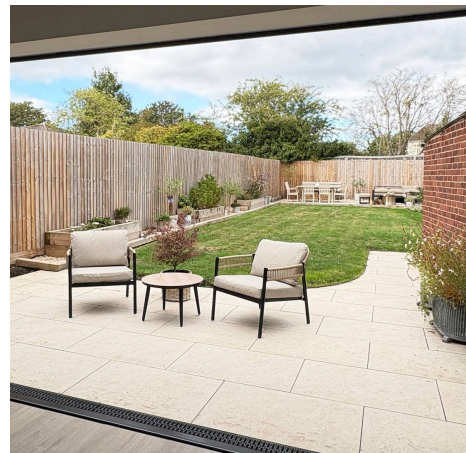
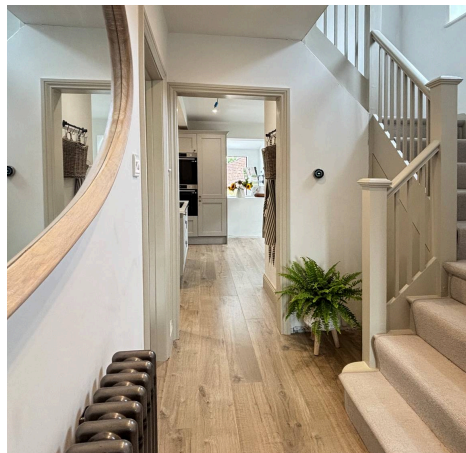
Colin Road is a popular residential road situated just off Barnwood Avenue and the Barnwood Road approximately a mile and a half to the east of Gloucester city Centre. Excellent schooling is very close by, good local shopping is within easy reach and access to Cheltenham at the M5 is only a short drive.

Number 69 has been beautifully and tastefully renovated as well as significantly extended by the very knowledgeable current owners. It now provides large family accommodation with the benefits of all bedrooms being doubles and a luxury bathroom and to the ground floor a formal sitting room to the front, a fully fitted kitchen area in the middle opening onto a large family room/dining room which has bifold doors overlooking the garden. It is double glazed and gas centrally heated throughout and to the exterior there is ample parking to the front a detached garage and large level landscape but easily maintained private rear gardens.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C





Porch

Arched porch. Stone tiled floor. UPVC double glazed front door to:-

Hall

Contemporary radiator. Turning staircase to landing with under stairs cupboard. Inset ceiling spotlights. High-quality flooring.

Cloakroom

Vanity unit with wash hand basin and cupboard below. Contemporary radiator. Low-level WC. Inset ceiling spotlights.

Sitting Room

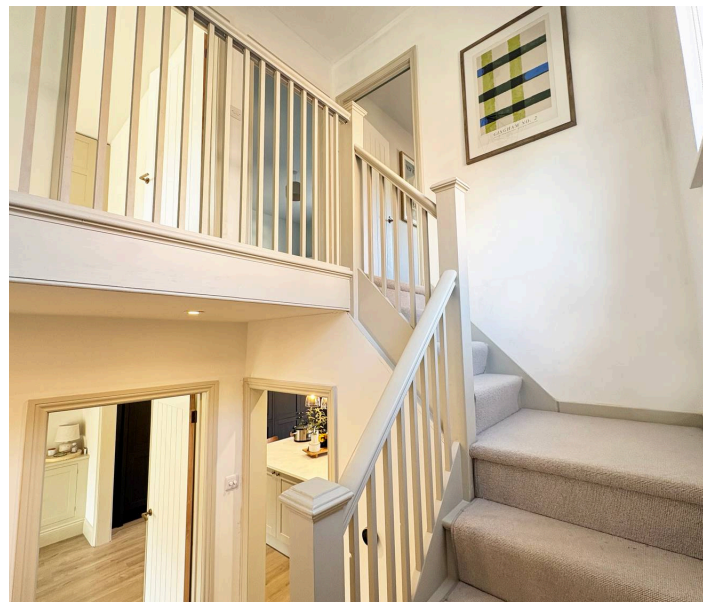
14' 8" x 12' 2" (4.47m x 3.71m)
Open fireplace with woodburning stove. Matching low-level cupboards to either side with shelves above. Contemporary vertical radiator. High-quality flooring. Bay window to the front. Wide arch to:-

Kitchen Dining Family Room

13' 0" x 20' 2" (3.96m x 6.15m)
Beautifully and newly modernised. Belfast sink set into Quartz worktops. Built-in Samsung double oven with cupboards to one side and fridge freezer to the other. Large central Peninsula unit. Five ring induction hob set into Quartz worktops with pan drawers and cupboards below. A range of wall cupboards with central glazed display crockery unit. Inset ceiling spotlights. Boiler cupboard housing Worcester boiler and shelving to the side. Wide Arch and large opening to:

Dining / Family Area

11' 3" x 17' 5" (3.43m x 5.31m)
High-quality flooring. 5 Bifold doors to terrace and garden. Two inset Velux windows. Inset ceiling spotlights. Two wall light points. TV point. Contemporary vertical radiator.



First Floor Landing

Flank window. Access to fully boarded loft with retractable ladder.

Bedroom One

14' 10" x 12' 0" (4.52m x 3.66m)

Large Bay window with built-in window seat and storage below. Complete range double and triple wardrobe cupboards. Double radiator.

Bedroom Two

12' 1" x 12' 8" (3.68m x 3.86m)

Double wardrobe cupboard. Double radiator.

Bedroom Three

9' 4" x 8' 0" (2.85m x 2.44m)

Radiator. Full height store cupboard with shelves.

Bathroom

Newly fitted with White suite. Double ended bath with central mixer taps. Wash hand basin with drawers and shelves below. Low-level WC. Fully tiled shower cubicle with stainless steel double headed shower. Glazed sliding doors. Vertical rail/radiator in stainless steel. Vinyl flooring. Two wall light points. Extractor fan.



FRONT GARDEN

Laid predominantly to gravel with parking for 3/4 cars. Shrub beds to one side and bark beds with sleeper borders. Double gates to side drive.

REAR GARDEN

80 feet in length and beautifully landscape with recently laid stone terrace. Lawns with gravel borders and sleeper divides. Raised flowerbeds. Further area of gravel terrace to the rear with Rose and shrub beds to one side. Brick-built garden store. All enclosed by close board fencing offering a great deal of privacy.

GARAGE

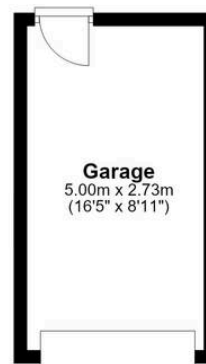
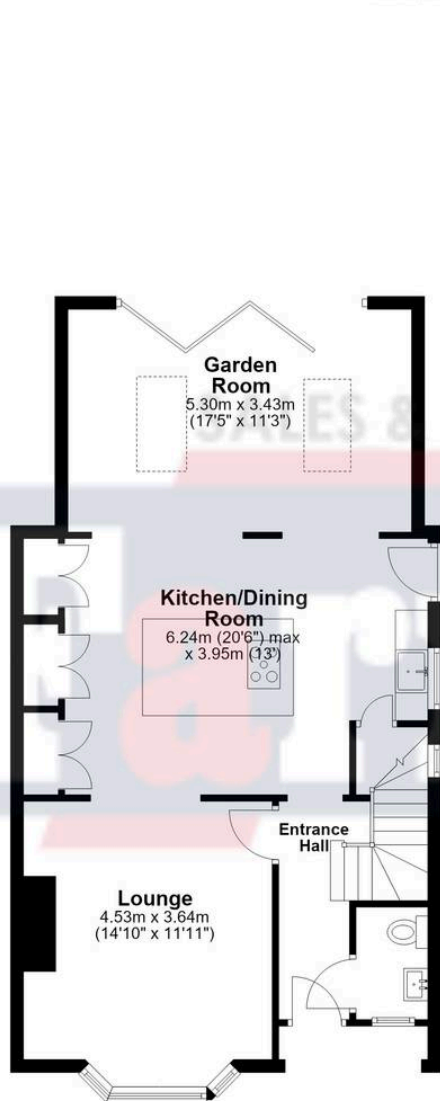
Single Garage

Up and over door. Personnel door to rear. Power and light.



Ground Floor

Approx. 69.6 sq. metres (749.2 sq. feet)
(excluding Garage)



First Floor

Approx. 51.3 sq. metres (552.2 sq. feet)



Total area: approx. 120.9 sq. metres (1301.5 sq. feet)

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