



68 Gambier Parry Gardens, Gloucester
GL2 9RE - £595,000

Farr & Farr Sales & Lettings

68 Gambier Parry Gardens

Gloucester, GL2 9RE

AN EXCEPTIONAL DETACHED FAMILY HOME THAT HAS BEEN EXTENDED AND CONTINUALLY UPGRADED IN THE CURRENT OWNERSHIP OVER THE LAST 40 YEARS TOGETHER WITH CLOSE TO ¼ ACRE OF GARDENS

Number 68 has been in the current ownership since new, (41 years) and has been cleverly extended and continually upgraded and now offers a quite exceptional detached family home. It occupies a very private plot in the corner of Gambier Parry Gardens at the end of a cul de sac of just 3 houses. The owners had the opportunity some 15 years ago to purchase extra land to the rear creating gardens of almost 1/4 of an acre. The extension and alterations now offer highly practical and adaptable large family accommodation. To the first floor there is a wonderful master bedroom with its own ensuite, three further bedrooms and a bathroom. To the ground floor, a fifth bedroom or study with its own ensuite shower room as well as a formal sitting room, good dining room, large conservatory and an exceptional kitchen/breakfast room that has been beautifully fitted and fully equipped. Additionally, there is a cloakroom, utility room and to the exterior, a good garage, ample parking and large level landscaped rear gardens.

Gambier Parry Gardens is one of Gloucester's most popular established residential developments situated less than ½ half a mile to the north of Gloucester city centre with the Cathedral and the exciting Docklands development all within walking distance. All the city centre's facilities are accessible, some of the best schools are very close by and access to Cheltenham and the M5 is only a very short drive.





ENRANCE PORCH

Quarry tiled floor and half glazed door to:-

ENTRANCE HALL

Double radiator. Turning staircase to landing with understairs cupboard. Wall light point.

CLOAKROOM

Low-level WC. Wash hand basin with cupboards below. Large mirror. Part tiled walls. Tiled floor. Radiator. Access to a small loft. Alarm control box.

SITTING ROOM

19' 8" x 11' 9" (5.99m x 3.58m)

Minster Stone fireplace with coal effect gas fire. Four wall light points. Double radiator. Bay window to the front. Door to:-

DINING ROOM

13' 9" x 9' 10" (4.20m x 3.00m)

Three wall light points. Double radiator. UPVC double glazed sliding patio doors to:-

CONSERVATORY

13' 7" x 10' 6" (4.14m x 3.20m)

Stone tiled floor. Double radiator. Ceiling blinds and double French doors to terrace and garden.

KITCHEN/BREAKFAST ROOM

13' 10" x 19' 0" (4.22m x 5.79m)

Beautifully fitted with cream fronted units and composite worktops with cupboards and drawers below. Wall and base units with glass fronted crockery cupboards with internal lighting and under unit lighting. . Built-in AEG double oven and four ring induction hob with extractor hood. Built-in dishwasher. Inset ceiling spotlights. Double radiator. Door to bedroom 5 and door to:-





UTILITY

7' 3" x 9' 2" (2.21m x 2.79m)

Again comprehensively fitted with cream fronted units with composite worktops with inset single drainer stainless steel sink unit. Plumbing for washing machine. Space for dryer. Full height storage cupboards with drawers below. Broom cupboard. High-quality tiled flooring. Inset ceiling spotlights. Radiator. UPVC double glazed door to side.

BEDROOM 5/STUDY

15' 2" x 8' 0" (4.62m x 2.44m)

(Ground floor). Inset ceiling spotlights. Radiator. Window to the front.

ENSUITE

Good size shower cubicle with stainless steel controls and glazed sliding door. Vanity unit with wash hand basin and cupboards below. Low-level WC. Half tiled walls. Tiled floor. Inset ceiling spotlights. Extractor fan. Vertical heated towel rail/radiator.

FIRST FLOOR

LANDING

Access to loft with retractable ladder. Airing cupboard with factory lagged cylinder, immersion heater and shelving.

BEDROOM 1

18' 2" x 11' 8" (5.54m x 3.56m)

Radiator. Two double and one single built-in wardrobe cupboards.

ENSUITE

Shower cubicle with stainless steel controls and glazed sliding screen. Wash hand basin. Low-level WC. High-quality flooring. Part tiled walls. Radiator. Inset ceiling spotlights. Extractor fan.

BEDROOM 2

13' 0" x 10' 10" (3.96m x 3.30m)

Radiator. Double wardrobe cupboard.

BEDROOM 3

10' 0" x 8' 2" (3.05m x 2.49m)

Radiator. Overstairs store/wardrobe cupboard. Window to the front and side.





BEDROOM 3

10' 0" x 8' 2" (3.05m x 2.49m)

Radiator. Overstairs store/wardrobe cupboard. Window to the front and side.

BEDROOM 4

10' 10" x 8' 2" (3.30m x 2.49m)

Radiator.

BATHROOM

Panelled bath with mixer taps and shower attachment. Fully tiled splashback and glazed screen. Pedestal wash hand basin. Low level WC. High-quality flooring. Radiator. Large wall mirror with pelmet lighting and medicine cabinet to one side. Extractor fan. Inset ceiling spotlights.



FRONT GARDEN

Front gardens laid to large area of brick paving. Parking for 3/4 cars. Front door. Area of lawns to either side. Gated side access to good area of paved side garden with timber garden shed and door to garage. Electric car wall charger.

REAR GARDEN

Rear gardens being one of the largest on the development being close to 1/4 of an acre. Beautifully landscaped with large area of paved terrace opening onto lawns with mature and well tended shrub bed borders and mature trees including conifer, holly and Silverbirch. Rockery. Outside security lighting and tap. Garden shed and summerhouse. All enclosed by close boarded fencing giving a great deal of privacy.

GARAGE

Triple Garage

18 6 x 7'8 Up and over door. Consumer box. Light. Access to small loft and potterton gas fired central heating boiler.

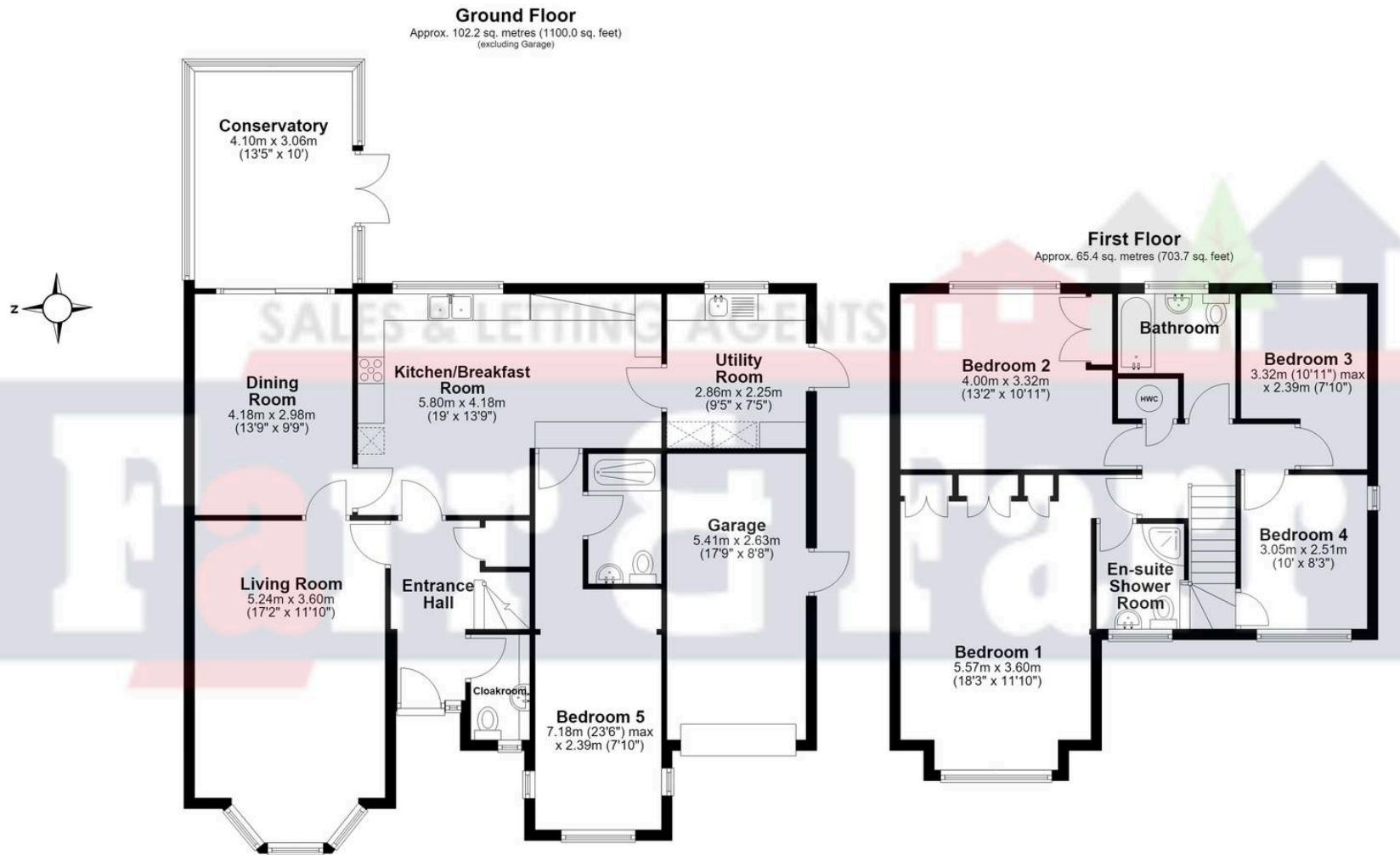
OFF STREET

DRIVEWAY

EV CHARGING







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