



Eleven
Tuffley Avenue



Eleven Tuffley Avenue GL1

- A stunning family home in the town of Tuffley to the popular tree lined Tuffley Avenue •
- Four double bedrooms • Spacious lounge •
- Beautiful open plan kitchen, dining & lounge space •
- Additional reception room • Two downstairs shower rooms •
- Modern family bathroom • Games room • Detached garden gym / office •
- Fabulous private rear garden, patio spaces & terrace • Private driveway for 4 cars •

A stunning four bed family home in the popular town of Tuffley

In summary, a stunning semi-detached family home in the town of Tuffley to the popular tree lined Tuffley Avenue. This wonderful home has four double bedrooms, modern family bathroom, a beautiful open plan kitchen, dining & lounge space, 2 downstairs shower rooms, additional reception room, games room, private rear garden, patio spaces & terrace with side access, a detached garden gym / office & private parking for 4 cars.

Vendor's comments: 'We have had 20 amazing years in this much-loved family home. The property holds unforgettable memories, and our family has grown up here.'

The family room has served as an incredible hub for our family life, whether for evening meals or entertaining, while the pool room has provided countless weekends of fun for our children.

We chose the property because of the local grammar schools and the faith school, St Peter's.

The close proximity to the quays is also a convenient short walk away, providing easy access to shopping and entertainment.

The large local parks offer plenty of space for sports, including cricket, football and rugby.

The property is spacious and has adapted perfectly to the needs of our family, including as our children have

grown up and started driving. The convenience of four dedicated parking spaces has been invaluable.

Being able to change the use of the reception rooms — from playrooms to spaces for music and games for our children — has been a great bonus. They have also provided additional sleeping arrangements for guests.

** Overall, our home balances character with everyday practicality, offering plenty of entertaining space and flexibility for our large family.'*

The **entrance hallway** welcomes you into this stunning home from the front door. This beautifully represented space has tiled flooring and high ceilings guiding you to the large downstairs layout.

The **lounge** is positioned at the front of the house looking out over the driveway. There is a large bay window, a radiator and engineered oak wooden flooring with a feature gas fireplace & surround.

The **additional reception room** is a lovely space. The perfect study. This room has a window out to the side of the house, engineered oak wooden flooring, a radiator, feature gas fireplace & surround and access to the **shower room**.

The **shower room** is accessed via the second reception

room. This room is decorated to a high standard with a sleek modern style, floor to ceiling marble effect tiling & a large walk-in shower with sliding door and integrated chrome shower. With no expense spared a roof lantern has been added for natural light.

The **open-plan kitchen, dining & lounge space** is a show stopper! This fabulous space has a large modern white kitchen with integrated appliances, a black stylish 32mm granite worktop with a breakfast bar, and plenty of storage units. This open plan design is bright, light and spacious, helped by the large roof lantern and folding patio doors to attract natural light. A lovely feature wood burner is positioned by the lounge area, with grey wood effect flooring throughout. The dining space is enough for those large family events and a lovely lounge area to relax. Off the lounge area is a utility cupboard for a washing machine & tumble dryer. There is direct access to the private garden & patios from the large folding patio doors.

The **games room** is positioned at the rear of the house flowing nicely from the kitchen with the grey flooring. This great space is currently used as a games room, with a large window and double patio doors to access the terrace. There is another **shower room** accessed from the games room with a large walk-in shower cubicle, white modern suite, tiled flooring & chrome towel radiator.

The **modern family bathroom** is located at the top of

the stairs on the first floor. This peaceful space has a white modern suite with floor to ceiling tiles, two windows for natural light, a chrome towel radiator and a corner shower cubicle with integrated shower. The perfect place to unwind.

Bedroom 1 looks out to the rear of the house. A double bedroom with a large window, engineered oak wooden flooring, a radiator and built-in wardrobe.

Bedroom 2 is another double bedroom, with a window looking out to the rear of the house it has a radiator, built-in wardrobe and engineered oak wooden flooring.

The spacious **primary bedroom** looks out to the front of the house. This fabulous room has an ornate fireplace feature, engineered oak wooden flooring, 2 large windows and plenty of room for any bedroom furniture, and a large radiator.

Bedroom 4 is accessed off the landing with wooden steps taking you to the second floor. This converted roof space is a fabulous bedroom. With lovely views of the Quays & Cathedral from the 2 Velux windows and space for a double bedroom and plenty of storage.

The **detached garden room** is located at the rear of the garden, This great space is the perfect home office, gym or summer room.

The **private rear garden** is the perfect retreat. There is a lawned area, large private terrace with access to the games room. A lovely patio space accessed from the dining area and a quiet patio to the rear. There is side pathway to the front of the house.

The large **private front driveway** has enough space for 4 cars. There is access to the rear private garden via the side of the house.

Sq ft size: TBC approx square feet

Broadband connectivity availability: Full fibre.

Mobile coverage: 5G & 4G voice & data.

Council Tax: D.

Tenure: Freehold.

Additional:

Property Improvements & Renovations

2006 — Full Renovation*

- Joists
- Floors
- Bathroom
- Kitchen
- Doors

- Skirting
- Architecture
- Plastering
- Plumbing
- Electrics
- Loft conversion with new tiles
- Rear extension
- New windows

2019

- New kitchen
- New appliances

2023

- Side extension
- Wood burner
- New roofing at rear of house
- New utility room
- New shower room
- New rear drainage



LOCATION:

Perfectly situated south of Gloucester City.

This suburb is situated south of Gloucester City. Tuffley is a very popular location and moments from Robinswood Hill Country Park and a short drive from The Quays.

This is great area for many local schools; the Ofsted rated 'outstanding' Crypt Grammar School, Ribston Hall High School, Harewood Infant School. Grange and Tuffley Primary Schools, St Peter's High School & Sixth Form Centre.

The location is well situated for commuting, with easy access to Gloucester, Cheltenham and the M5 and A40.

The nearest train station (Gloucester) is approx 1.5 miles away.



GLOUCESTER QUAYS - 1.1 MILES

STROUD - 8.3 MILES

CHELtenham - 10 MILES

WORCESTER - 30 MILES

SWINDON - 36 MILES

BRISTOL - 34 MILES

All distances are approximate



































































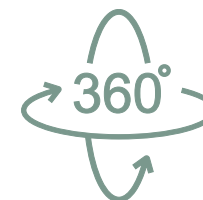








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