



41 Marlstone Close, Gloucester – GL4 6ES  
£380,000

**Farr & Farr** Sales & Lettings

# 41 Marlstone Close

Gloucester, GL4 6ES

A LOVELY DETACHED MODERN FAMILY HOME IN A SMALL AND QUIET CUL DE SAC THAT HAS BEEN IMAGINATIVELY ALTERED AND UPDATED IN THE CURRENT OWNERSHIP

Marlstone Close is a popular and small cul-de-sac situated just off Matson Lane adjacent to the Country club and Robinswood Hill. Good local facilities are close by and access to the South and the Cotswold escarpment is only a short drive.

Number 41 has been imaginatively altered in the current ownership to offer a very contemporary open plan living to the ground floor ideal for a family. The sitting room has been opened up to join the kitchen/diner which forms a lovely "L" shaped living space which overlooks and adjoins the garden. Additionally there is a useful utility room and an impressive hall. To the first floor, all the bedrooms are a good size and the master has it's own ensuite. To the exterior there is parking to the front and the garage has been divided into 2 to give a useful storage area as well as a very practical home office or Gym with access from the garden

Council Tax band: D

Tenure: Freehold

EPC Environmental Impact Rating: TBC





### ENTRANCE PORCH

Composite part glazed front door to:-

### ENTRANCE HALL

High-quality laminate flooring. Radiator. Inset ceiling spotlights. Turning staircase to landing with understairs cupboard.

### CLOAKROOM

Low-level WC. Corner wash hand basin. High-quality laminated flooring. Radiator. Door to:-

### LOUNGE

15' 6" x 8' 8" (4.72m x 2.64m)

TV point. Radiator. Opening to:-

### KITCHEN/DINING AREA

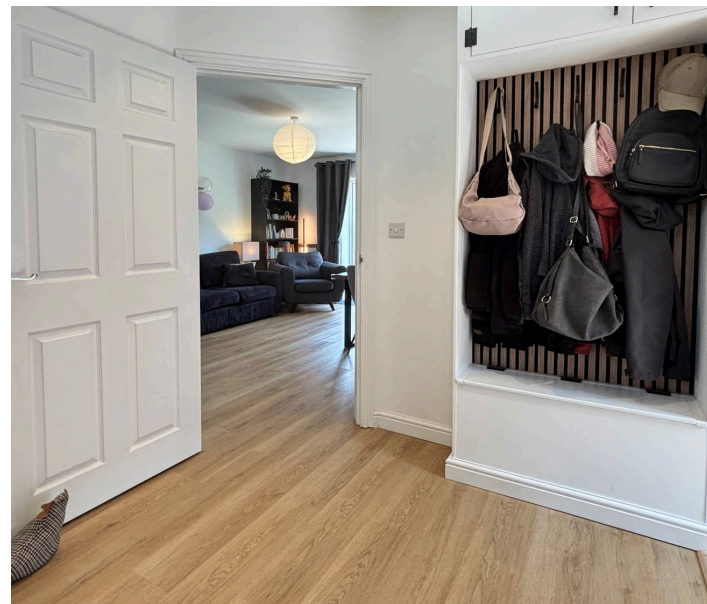
22' 3" x 12' 0" (6.78m x 3.66m)

Beautifully and comprehensively fitted with inset one and a half bowl sink unit with contemporary mixer taps, cupboards and drawers below. Wall and base units. Worktops. Part tiled walls. High-quality laminate flooring. Built-in dishwasher. Space for an American style fridge/freezer. Built-in the induction hob with extractor hood and four ring AEG double oven. Inset ceiling spotlights. Large peninsula unit again with drawers to either side. Recessed shelved storage. Two contemporary radiator's. Drawers. UPVC double glazed double French doors to terrace and garden. Inset ceiling spotlights on dimmer switch.

### UTILITY ROOM

6' 2" x 6' 0" (1.88m x 1.83m)

inset single drainer stainless steel sink unit set into worktops with cupboard below. plumbing for washing machine and space for dryer. Logic gas fired central heating boiler. Recessed hanging spaces with high-level cupboards above and storage below. Double glazed door to:-





## FIRST FLOOR

### LANDING

Access to loft. Airing cupboard with shelving.

### BEDROOM 1

10' 8" x 12' 5" (3.25m x 3.79m)

Radiator. T.V point.

### ENSUITE

Good size shower cubicle with stainless steel Mira controls and glazed sliding screen. Pedestal wash hand basin. Low-level WC. Medicine cabinet. Extractor fan. Heated towel rail/radiator.

### BEDROOM 2

11' 5" x 8' 10" (3.48m x 2.69m)

Radiator. Double wardrobe cupboard with sliding doors, one mirrored.

### BEDROOM 3

11' 0" x 8' 7" (3.35m x 2.62m)

Radiator. Play den with staircase. Inset ceiling spotlights with built-in seating.

### BEDROOM 4

9' 7" x 7' 0" (2.92m x 2.13m)

Radiator.

### BATHROOM

Panelled bath with separate Mira shower and fully tiled splashback with glazed screen. Pedestal wash hand basin. Low level WC. High-quality laminate flooring. Heated towel rail/radiator. Medicine cabinet.



## FRONT GARDEN

Front gardens laid to large pebbles with path to the front door. Side access. Driveway with parking

## REAR GARDEN

Beautifully and recently landscaped with a mixture of paved and gravel terracing with further play area and central lawns. All enclosed by close boarded fencing. Outside power.

## Garage

Single Garage

(Half garage). Up and over door. Personnel door to home office/gym.

Home Office/Gym 12'4 X 10'2. High-quality flooring. Access to loft with ladder. Vertical heated towel rail/radiator. Power points and inset ceiling spotlights.

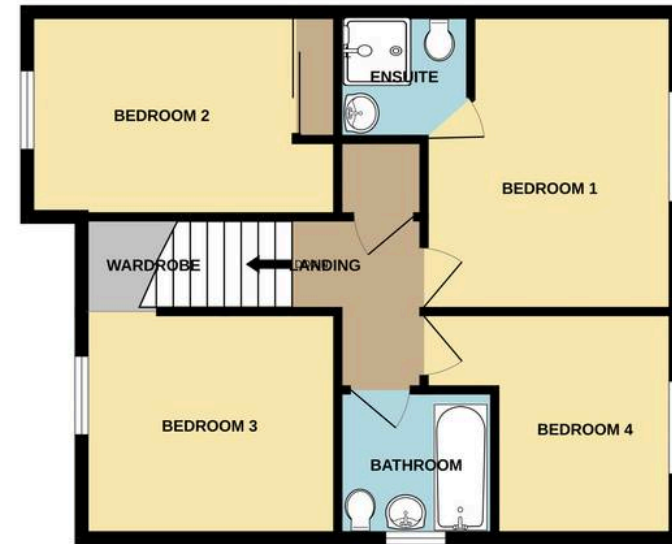




GROUND FLOOR



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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