



5 Mandalay Drive, Norton, Gloucester
GL2 9LD £700,000

Farr & Farr Sales & Lettings

5 Mandalay Drive

Norton, Gloucester, GL2 9LD

This well-presented detached family home offers spacious and versatile accommodation arranged over two floors. The ground floor is entered via a welcoming entrance hall, leading to a bright dual aspect living room, separate dining room, study and a well-appointed kitchen/breakfast room. A useful utility room and downstairs WC complete the ground floor accommodation. On the first floor there are four bedrooms and a modern family bathroom. The principal bedroom benefits from an en suite shower room and a dressing room, which was previously configured as a fifth bedroom.

Externally, the rear garden is predominantly laid to lawn with a patio area providing an ideal space for outdoor seating and entertaining. The property further benefits from an integral double garage, driveway parking and a front garden.

Situated within an attractive village setting, the property enjoys a convenient location within easy reach of the historic city of Gloucester, the Regency spa town of Cheltenham and the market town of Tewkesbury, all offering an excellent range of shopping, dining, leisure and cultural amenities. The village itself provides a welcoming community atmosphere and benefits from a local primary school and traditional village pub, while the surrounding countryside offers a variety of scenic walks and outdoor pursuits.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D





Entrance Hall

Double glazed window. Radiator. Dado rails. Understairs storage cupboard. Stairs to landing.

Cloakroom

Wash hand basin. Low level W.C. Double glazed window. Extractor fan.

Sitting Room

20' 3" x 12' 5" (6.18m x 3.78m)
Large sitting room. Feature fireplace with marble effect & surround. Two radiators. Double glazed window to front aspect. Full length double windows & patio door to rear.

Dining Room

14' 5" x 10' 10" (4.39m x 3.29m)
Large double glazed window over looking the garden with a further two smaller windows to the side. Radiator.

Study

10' 8" x 7' 3" (3.26m x 2.22m)
Double glazed window to front aspect. Radiator. Recess shelving.

Kitchen

13' 2" x 11' 8" (4.02m x 3.56m)
A range of wall & base units with laminate roll worktops. Breakfast bar. Stainless steel sink & drainer with mixer taps. Space for Aga. Plumbing for dishwasher. Space for fridge/freezer. Double glazed window to garden views. Inset ceiling spotlights.

Utility

Wall & base units with inset sink & drainer. Worcester boiler. Plumbing for washing machine. Space for tumble dryer.





First floor landing

Spacious landing with loft access. Large airing cupboard.

Bedroom 1

11' 9" x 13' 1" (3.57m x 4.00m)

Double glazed windows with garden & countryside views. Radiator. Fitted wardrobes. Arch to:-

Dressing Room/ Bedroom 5

9' 6" x 6' 11" (2.90m x 2.10m)

Double glazed window. Radiator.

En-suite

Spacious ensuite with fully tiled Mira shower with sliding doors. Pedestal wash hand basin. Low level W.C. Bidet. Stainless steel heated towel rail. Vertical radiator. Double glazed window. Mirrored vanity cupboard. Inset ceiling spotlights.

Bedroom 2

9' 0" x 9' 11" (2.75m x 3.01m)

Double glazed window. Radiator. Double fitted wardrobe.

Bedroom 3

12' 6" x 10' 2" (3.81m x 3.11m)

Double glazed window. Double radiator. Built in double wardrobe.

Bedroom 4

9' 0" x 4' 10" (2.75m x 1.47m)

Double glazed bay window to front aspect. Radiator. Storage cupboard.

Bathroom

Modern fitted suite comprising of deep bath with mixer taps & shower attachment. Fully tiled Mira shower with sliding doors. Low level W.C. Floating handbasin. Double mirrored vanity unit. Stainless steel heated towel rail. Tiled floor. Inset ceiling spotlights.



GARDEN

Beautifully maintained & private westerly backing gardens predominantly laid to lawn. Patio area. Pond. Side shed. Side access.

GARAGE

Double Garage

Further parking to the front of the property

GARAGE

Double Garage

Parking for multiple cars on the drive.



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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