



25 Grafton Road, Gloucester, Gloucestershire, GL2 0QW

£575,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

This delightful and generously proportioned home offers a wonderful balance of comfort, style and practicality, perfectly suited to modern family living. The property benefits from an electrical rewire and new gas central heating system powered by a combination boiler alongside new double glazing throughout, ensuring a warm and comfortable living environment.

At the heart of the home lies a bright and welcoming living room, ideal for relaxing evenings or entertaining guests, flowing seamlessly through to the well-appointed kitchen. From here, a stunning sun room forms a real centrepiece of the property, flooded with natural light and featuring three bi-folding doors that open directly to the garden, creating a superb space for dining, hosting or simply enjoying the outlook.

The accommodation comprises three comfortable double bedrooms, all well-proportioned and thoughtfully arranged. The impressive principal bedroom enjoys the added luxury of a separate dressing area and a private en-suite bathroom, while a second well-appointed bathroom serves the remaining bedrooms. Further enhancing the practicality of the home is a dedicated utility room, offering valuable additional storage and workspace and keeping household essentials neatly out of sight.

Externally, the property continues to impress with a garage fitted with an electric door, complemented by a large storage shed with internal access, ideal for tools, equipment or additional storage. There is also ample off-road parking, with two gated entrances providing both convenience and a sense of privacy, making this an ideal home for families with multiple vehicles or visiting guests.

Offering generous living space, flexible accommodation and excellent outdoor features, this superb home truly needs to be viewed to be fully appreciated.

Agents Note

Freehold

EPC Rating: D63

Gloucester City Council Band: F

Mains Gas, Electric and Water are connected.

Fibre Broadband is available in the area.

Flood Risk:

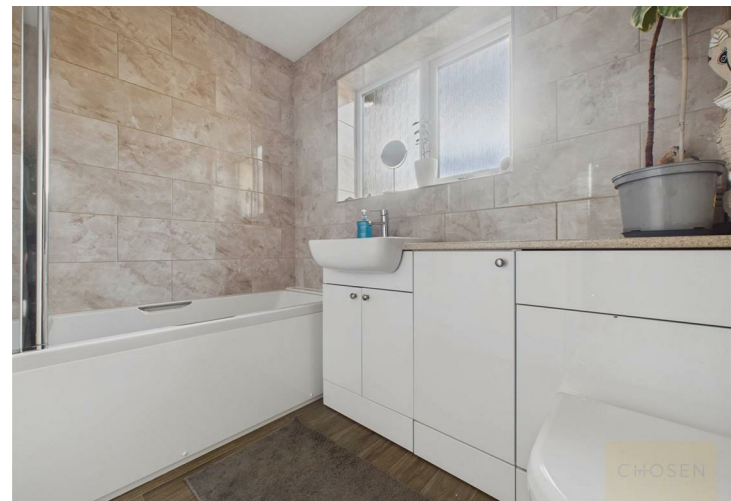
Rivers & Seas: Very Low

Surface Water: Very Low

- Detached bungalow
- Three large bedrooms
- Modern open-plan living
- Beautiful sunroom with bi-folding doors
- Integral garage and utility room
- Fully rewired with a brand-new heating system
- EPC Rating - D63
- Council Tax Band - F

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





Approximate total area⁽¹⁾
1592 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

