



72, Tuffley Crescent, Gloucester, GL1 5NE

£430,000

CHOSSEN
ESTATE AGENTS

THE PROPERTY

Chosen Estate Agents are incredibly excited to be bringing this STUNNING four-bedroom detached home to the market positioned on the ever popular road of Tuffley Crescent!

Modernised by the current owner to an incredibly high standard, this loving home comprises spacious living room with gorgeous wood burner, dining room, a beautiful kitchen boasting a range of wall and base units, integrated dual oven, induction hob with extractor over, and integrated fridge freezer. There is also a slimline dish washer. Off from the kitchen you have a useful utility room with plumbing for a washing machine. Completing the ground floor accommodation is the first of the four double bedrooms, with fitted wardrobes, and the downstairs shower room.

Heading up the the first floor you have three further double bedrooms. Bedroom one is a fantastic room with superb built in wardrobes, and access to the jack-and-jill bathroom/en-suite. The contemporary en-suite, fitted a few months ago, boasts a whirlpool bath with shower over, low level WC and wash hand basin. Bedroom two is another fantastic room also benefitting from a newly fitted en-suite, comprising a walk-in double shower, low level WC, wash hand basin and heated towel rail. The final bedroom is another great space currently utilised as a home office.

Externally, the property benefits from a newly laid driveway to the front providing off road parking for three vehicles. The enclosed rear garden is relatively low maintenance but offers an upper decked area, the perfect space for alfresco dining. Furthermore, you have a fantastic standalone outhouse boasting both a workshop, and multi-functional games room/home gym.

Agents Note

Freehold

EPC Rating: C80

Gloucester Council Band: C

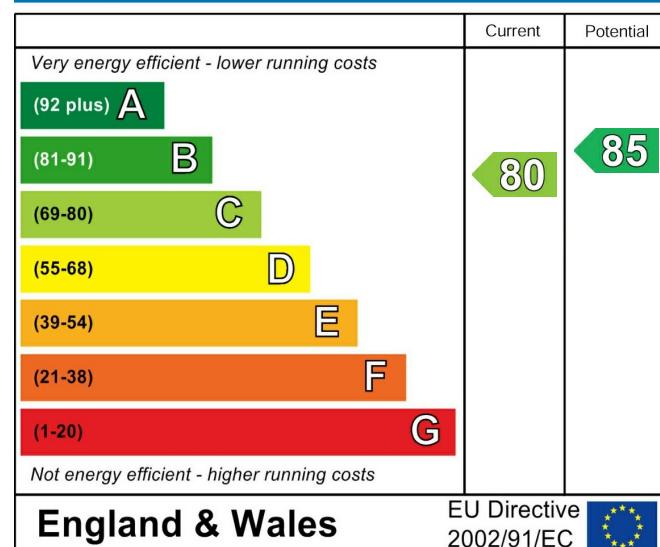
Mains Gas, Electric and Water are connected.

16 solar panels are connected and are owned.

Fibre Broadband is available in the area

- Absolutely Stunning
- Detached
- Four Bedroom Home
- Modernised
- Living Room, Dining Room, Modern Kitchen And Conservatory/Office
- Throughout By Current Owner
- Four Double Bedrooms
- Low Maintenance Rear Garden With Outhouse
- Driveway Providing Ample Off Road Parking
- Downstairs WC, Family Bathroom And En-Suite
- EPC: C80
- Council Tax Band: C

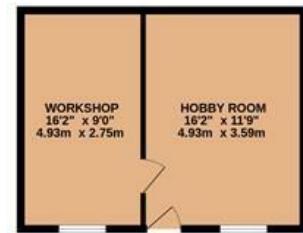
Energy Efficiency Rating





GROUND FLOOR
1357 sq.ft. (126.1 sq.m.) approx.

1ST FLOOR
690 sq.ft. (64.1 sq.m.) approx.



TOTAL FLOOR AREA : 2047 sq.ft. (190.2 sq.m.) approx.

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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