



Rose Marie, Narles Road, Gloucester GL2 7AD
Guide Price £460,000

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Rose Marie, Narles Road, Cambridge GL2 7AD

Nestled on a quiet private road in the popular village of Cambridge, Rose Marie is a deceptively spacious and versatile three-bedroom dormer bungalow, offering flexible living space with a generous garden backing onto open fields, garage, and ample parking.

The heart of the home is the open-plan kitchen/dining room, which seamlessly flows into a cosy snug area—perfect for relaxing, entertaining, or enjoying garden views. Also on the ground floor is a bright and airy living room, a spacious double bedroom, and a modern family bathroom complete with a separate shower and bath.

Upstairs, there are two further double bedrooms, one of which enjoys its own ensuite shower room.

Outside, the property features a large, private garden backing onto open countryside, ideal for families, gardeners or those seeking tranquility. To the front, there is driveway parking and a garage.





Entrance Hallway

Via front door to entrance hallway with stairs to first floor landing, laminate flooring, radiator and storage cupboards.

Open Plan Kitchen/Dining/Sitting Room

Fitted with wooden wall and base units with work-surfaces over, sink and drainer unit, fitted oven and gas hob unit with extractor over, space for washing machine and dishwasher, tiled walls and floors, radiator, inset ceiling spot lights. Windows to back and sides, sky light window and double doors leading into the garden.

Sitting Room Area

Tiled floors, radiator and ceiling lights, leading into kitchen.

Lounge

Spacious lounge with laminate flooring, radiator and ceiling light. Gas fireplace and dual aspect windows to front and side.

Bathroom

Fitted with a white suite comprising panelled bath, corner shower cubicle, bidet, wc, vanity unit with wash hand basin, laminate and tiled flooring, part tiled walls. Two frosted glass windows, chrome ladder radiator and inset ceiling spotlights.

Bedroom/Study

Double bedroom, carpeted with window to front, radiator, ceiling light.

First Floor Landing

From the entrance hall stairs lead to first floor landing.

Bedroom One

Window to front, radiator, built-in wardrobes. ceiling light, carpet.

Ensuite

Fitted with a white suite comprising corner shower cubicle, vanity unit with wc and wash hand basin, radiator, tiled floor and part tiled walls.

Bedroom Two

Window to rear, radiator, ceiling light, built-in wardrobes, carpet.

Garden

A well maintained garden with decked and patio areas with fence boundaries, lawn area and shingle flower borders.

Garage

With up and over door.



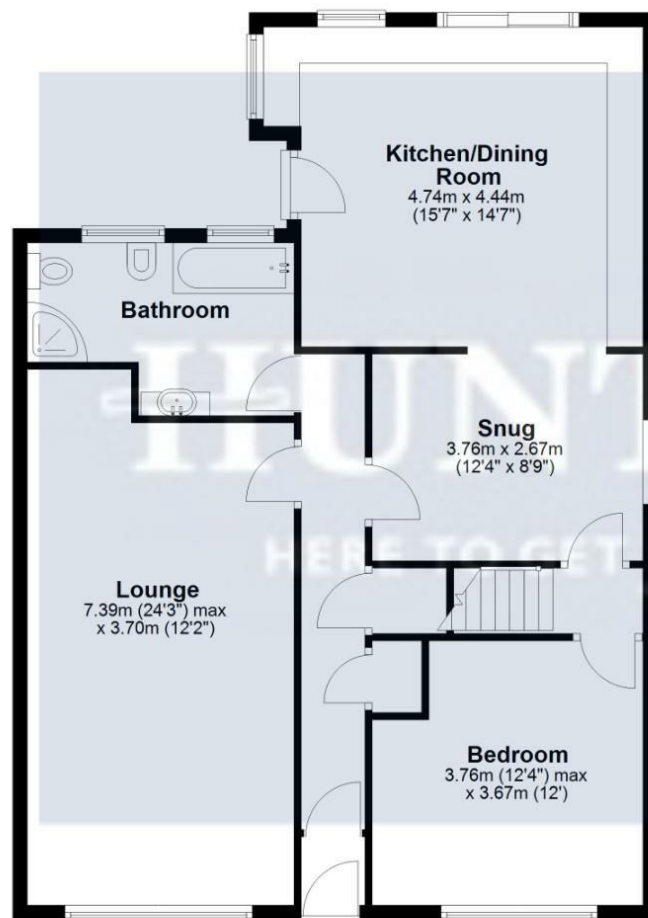


- Detached three-bedroom bungalow
- Spacious open-plan kitchen/dining/snug area with garden access
- Two double bedrooms upstairs, one with ensuite
- Generous rear garden backing onto fields
- Garage and ample off-road parking
- Excellent access to the A38 and M5
- Private Road
- Garage with power and lighting
- Thoughtfully maintained and ready to move into
- Peaceful semi-rural setting with countryside views

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Ground Floor

Approx. 94.5 sq. metres (1017.1 sq. feet)



First Floor

Approx. 39.4 sq. metres (424.2 sq. feet)



Total area: approx. 133.9 sq. metres (1441.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		75
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	
EU Directive 2002/91/EC		
England & Wales		

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Dursley -
01453 542 395 <https://www.hunters.com>

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