



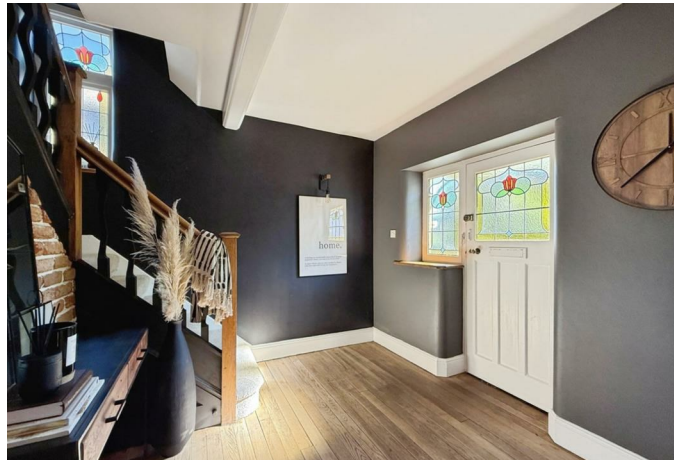
Stroud Road, Gloucester GL4 0AU

HUNTERS[®]
EXCLUSIVE



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We are delighted to offer this impressive four-bedroom detached home, around the 1930s and set well back from the road behind a deep private driveway providing parking for approximately five cars. Attached to the property is a single garage, adding further convenience. Internally, the house opens into a welcoming entrance hall leading to a bright sitting room with a dining room behind which in turn flows into a generous family area. This space connects seamlessly to a modern, well-fitted kitchen/breakfast room designed in an attractive shaker style, complete with a central island and a wide range of built-in appliances. On the first floor, the master bedroom enjoys views over the rear garden and benefits from its own ensuite shower room. A good-sized family bathroom serves the remaining three double bedrooms, all of which offer comfortable proportions. To the rear, a large garden can be found, mainly laid to lawn, featuring a summer house with an integral garden store positioned alongside. The property is ideally placed and set back from the road, boasting many original features that blend beautifully with modern-day conveniences, creating a home that is both characterful and practical for contemporary living.





Amenities

Tuffley is a friendly and vibrant suburb on the south side of Gloucester, offering a blend of suburban calm and excellent connectivity. The area is home to a diverse mix of residents and provides everything needed for comfortable day-to-day living, from local shops and convenience stores to parks, play areas, and a well-used community hub. Families are particularly drawn to the choice of local schools, including The Willow Primary Academy and Holmleigh Park High School, while outdoor lovers appreciate the easy access to Tuffley Park and the scenic trails of Robinswood Hill. With frequent bus routes into the city centre and straightforward road links to the M5, Tuffley is perfectly placed for both commuters and those seeking a relaxed, well-served neighbourhood.

Hallway

Wood strip flooring, exposed brick faced feature wall, original front door with leaded stained glass inserts with fixed window along side. Radiator, leaded and stain glazed latch window over staircase, staircase with under stairs cupboard light and consumer unit and electric meter.

Sitting Room

Double glazed latched windows into bay, wood burner to chimney breast, picture rail, double radiator.

Dining Room

Wood effect flooring, chimney breast with wood burner, double radiator, slatted opening to side, opening into family area.

Kitchen Breakfast Room

Installed approximately three years ago in a shaker dark grey range of wall and base units with deep saucepan drawers, cut drawer and square edged wood effect worktops over. Built in appliances to include an electric oven with combination oven and microwave above, induction hob with extractor over, modern one and a half bowl sink, integrated dishwasher and recycling cupboard. Space for an American style fridge freezer, recessed lighting under cupboard lighting and pendant lighting over The central Island/breakfast bar. Central Island/breakfast bar also incorporates storage cupboards. Tall ladder style cupboards can be found either side of the shelved chimney breast. Double glazed window to the rear garden and latched window to the side.

Family Area

Double radiator, wood effect flooring, French doors to rear garden. Door to utility/boiler cupboard and door to WC. Wide opening into the kitchen breakfast room and also the dining room.



Bar Area/Side Lobby

Giving access to the Garage, double glazed window, slatted opening into the dining room.

WC

Wash basin to wall mounted cupboard, wc, heated towel rail, tiled floor, opaque double glazed window.

Boiler/Utility Area

Worcester combination gas fired boiler, Space for washing machine with space for tumble dryer above.

First Floor

Access to loft, brick faced wall feature, wooden doors with frosted glass top panels lead to...

Bedroom 1

Cast iron fireplace, panelled effect wall, double glazed window to the rear garden, double radiator, mirror front to double wardrobe to stay. Door to ensuite.



En-Suite Shower Room

Comprising a modern corner shower with black fittings to include rainfall head and personal shower attachment. WC, wash basin, part pitched ceiling.

Bedroom 2

Double glazed latched bay window to the front, double radiator, feature nature wall to chimney breast with matching part feature wall opposite.

Bedroom 3

Latched window to the side, radiator, wood effect flooring, part panelled feature wall.

Bedroom 4

Exposed painted wooden flooring, latched window to the front, radiator.

Bathroom

A good size bathroom with white suite to include a shower bath with shower over, WC, wash basin, frosted latched window to the rear, additional frosted window to the side, extractor, heated towel rail, tiled flooring and part tiled walling.

Outside



Front/Driveway

There is off-road parking for five or more cars on the driveway which is laid to stones. There are some shrubs and mature trees with gate leading to the rear garden.

Rear Garden

Benefiting from a south westerly aspect, a long garden which is mainly lead to grass with decking area adjacent to the house. There is an outside tap, gate to the front, summer house within integral garden store alongside . A pampas grass feature, mature trees and wooden planters to the rear.

Council Tax Band F

Hunter Stroud Win GOLD Again

We are pleased to announce HUNTERS STROUD won the GOLD award AGAIN at the BRITISH PROPERTY AWARDS in 2025, so that's 4 out of 5 years! if would like to know the value of your own home & how we are different from our competitors, call us on 01453 764912 or email us at stroud@hunters.com for a free valuation.

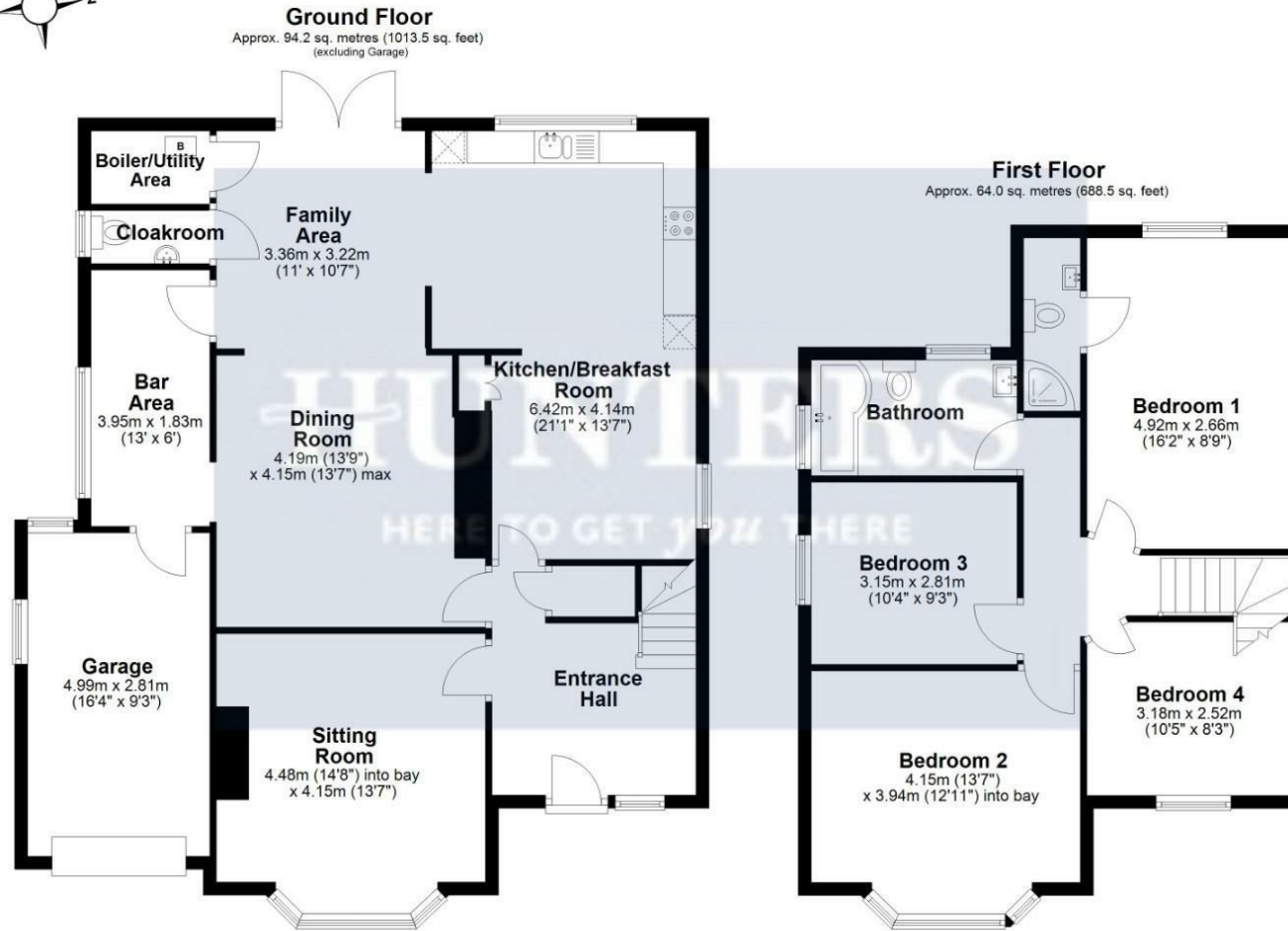
Social Media

Like and share our Facebook page (@HuntersStroud) & Instagram Page

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.

(@hunterseastroud) to see our new properties, useful tips and advice on selling/purchasing your home.

Tenure
Freehold



Total area: approx. 158.1 sq. metres (1702.0 sq. feet)

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 57 | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Stroud -
01453 764912 <http://www.hunters.com>

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