



## 252 Stroud Road

Tuffley, Gloucester, GL4 0AU

**Offers in excess of £685,000**



Set on a generous quarter-acre mature plot, this exceptional 1920's bay-fronted detached house combines period charm with modern family living. Perfectly positioned in a convenient and elevated location along the ever-popular Stroud Road, the property has been sympathetically extended to provide both character and contemporary style.

This is a truly rare opportunity to acquire a characterful family home of substantial proportions, offering both elegance and practicality in one of Gloucester's most desirable locations.



#### Entrance Hallway

Accessed via the front door, featuring parquet flooring, stairs rising to the first floor with a useful under-stairs storage cupboard, double radiator, and power points.

#### Shower Room

Fitted with a shower enclosure and unit, low-level WC, and a wash hand basin with mixer tap set into a vanity cupboard providing useful storage. Finished with travertine tiled walls and flooring, complemented by downlighters and an extractor fan.

#### Study

A characterful space centred around an open fireplace with wood-burning stove, set against an exposed red brick chimney breast and surround with a flagstone hearth. Additional features include a Upvc double-glazed window to the front elevation, double radiator, and a picture rail, enhancing the room's period appeal.

#### Sitting Room

A bright and welcoming room featuring an open fireplace with a red brick surround and chimney breast, complemented by a Upvc double-glazed bay window to the front elevation. The space further benefits from a picture rail, double radiator, TV point, and telephone point.

#### Lounge

A beautifully presented living space, centred around an open fireplace with wood-burning stove, set against an exposed red brick chimney breast with a flagstone hearth. Additional features include wall lights, a TV point, and a double radiator. To the rear, a Upvc double-glazed window and matching French doors open directly onto the patio, creating a bright and inviting connection to the garden.

#### Kitchen

Fitted with a range of base and wall-mounted units topped with solid oak worktops, including a single drainer sink unit with chrome mixer tap. Integrated appliances feature a built-in dishwasher and wine cooler, with space provided for an American-style fridge/freezer. The room is finished with a coved ceiling and recessed downlighters. To the rear, bi-fold doors open onto the patio, offering a seamless transition to the garden and stunning views across the surrounding countryside.

#### Utility Room

Fitted with a range of base and wall-mounted units complemented by solid oak worktops, the utility includes a single bowl stainless steel sink unit with mixer tap, four-burner gas hob, and electric double oven. Additional space and plumbing are provided for an automatic washing machine. The room is finished with a tiled floor and single radiator, with a Upvc double-glazed window and door to the side.

#### Store Room

Accessed via the lounge. Tiled floor, door into the garage.

#### First Floor Landing

Featuring a picture rail and stairs leading off, the landing is brightened by a charming leaded light window to the front elevation.

#### Bedroom 2

A spacious double bedroom featuring a Upvc double-glazed bay window to the front elevation, enjoying pleasant views over the surrounding area. Additional features include a picture rail, double radiator, and wall lights.

#### Bedroom 3

A well-proportioned double bedroom with a uPVC double-glazed window to the front elevation, double radiator, and a useful built-in storage cupboard.

#### En-Suite

Fitted with a corner shower cubicle and unit and a pedestal wash hand basin, this en-suite also features a shaver point with light for convenience. The room is finished with travertine tiled walls and flooring, creating a stylish and durable space.

#### Bedroom 4

A spacious double bedroom featuring built-in wardrobes and a double radiator, with a Upvc double-glazed window to the rear elevation showcasing outstanding far-reaching views.

#### En-Suite

Fitted with a shower enclosure and unit, low-level WC, and pedestal wash hand basin with mixer tap, this en-suite is finished with travertine tiled walls and flooring. Additional features include a downlighter and shaver point with light.

#### Bedroom 5

A bright and spacious bedroom featuring a uPVC double-glazed window to the rear elevation, enjoying outstanding far-reaching views. Additional features include a double radiator and picture rail, blending period charm with modern comfort.

#### Family Bathroom

A well-appointed bathroom featuring a white suite, including a panelled Jacuzzi bath with shower unit over, wash hand basin with mixer tap, and low-level WC. The room also includes a cupboard housing the insulated hot water cylinder with slatted shelving, travertine tiled walls and floor, a chrome heated towel rail, shaver point, and recessed downlighters. A Upvc double-glazed window to the rear elevation provides natural light and complements the stylish finish.

#### Second Floor Landing

Door through too:

#### Bedroom 1

generous walk-in wardrobe area featuring hanging space and shelving, built-in drawers, and a window seat. Finished with solid oak flooring and Upvc double-glazed windows to the rear elevation, the space enjoys outstanding far-reaching views over the surrounding countryside and Mayhill, combining practicality with a touch of luxury.

#### Rear Garden

To the rear, the property boasts a beautiful enclosed garden with a large paved patio leading down via steps to the main lawn area. The garden is predominantly laid to lawn and complemented by well-stocked flower borders, plants, shrubs, bushes, and trees. A paved pathway leads to a vegetable and produce area with a chicken run and greenhouse, all enclosed by panelled fencing and hedgerow, offering a private and versatile outdoor space.

#### Garage

Accessed via double wooden doors to the front elevation, the garage is equipped with power and lighting, providing practical storage and workspace.

#### Tenure

Freehold.

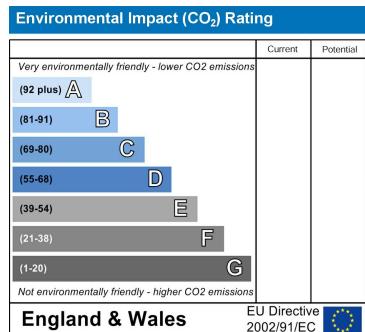
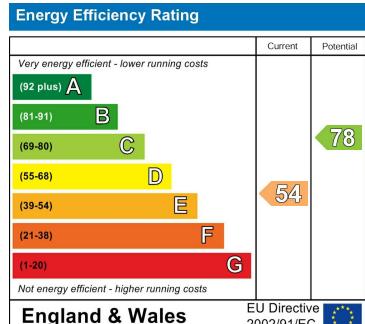
#### Services

Mains water, gas, electricity & drainage.

#### Local Authority

Gloucester City Council- Band F

#### Awaiting Vendor Approval



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