



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.

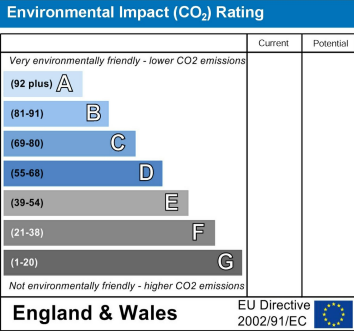
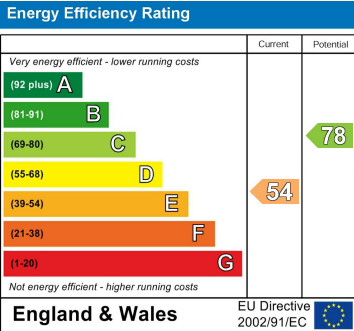
Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- Band F

Awaiting Vendor Approval



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