



## 146a Tuffley Avenue

Gloucester, GL1 5NS

**Offers in excess of £799,995**

 6  6  4  C





# 146a Tuffley Avenue

Gloucester, GL1 5NS

Offers in excess of £799,995



A truly exceptional and substantial six-bedroom detached family residence, nestled at the end of a private gated road in the highly sought-after Linden area. This exquisite home combines luxury, space, and privacy, designed perfectly for modern family living and entertaining. Finished to the highest standards throughout, the property boasts vast open-plan living spaces and premium fixtures and fittings, creating a stylish yet comfortable environment. More than just a house, this is a forever home — ideal for growing families or multi-generational living. A rare opportunity to secure a one-of-a-kind property that ticks every box.

## Entrance Hall

Accessed via the front door, the property opens into a grand and welcoming hallway finished to a modern standard. Featuring laminate flooring, Velux rooflight flooding the space with natural light, vertical radiator. Stairs lead to the first-floor landing. Doors provide access to the cloakroom and lounge & open plan kitchen/diner.

## Cloakroom

Brightened by a Velux window, the cloakroom is stylishly appointed with a low level WC and vanity wash hand basin complete with mixer tap and storage below. Additional features include a heated towel rail, laminate flooring, and inset ceiling spotlights for a sleek, modern finish.

## Lounge

Enjoying natural light from Upvc double glazed windows to both front and rear, this inviting space features laminate flooring, radiator, and coving for a classic touch. Power points with integrated USB sockets offer modern convenience, making this room both stylish and functional.

## Open Plan Kitchen/Diner/Living Area

Immaculately presented and bathed in natural light via aluminium bi-folding doors that open out to the fantastic south-facing rear garden, this stylish kitchen/diner is the heart of the home. The space is fitted with a range of modern base, drawer and wall-mounted units complemented by composite resin work surfaces and a one and a half bowl sink unit with mixer tap.

Appliances include an integrated double oven with induction hob and extractor fan, built-in dishwasher, built-in microwave, and space for an American-style fridge/freezer. There's ample room for a dining table and chairs, making it ideal for entertaining.

## Utility Room

Upvc double glazed window to the side. Fitted with a base unit and laminate worktops, incorporating a single sink unit with mixer tap over. Space and plumbing for washing machine and tumble dryer, additional storage space, heated towel rail, laminate flooring, and inset ceiling spotlights.

## Cloakroom

Fitted with a low-level WC and a vanity wash hand basin with mixer tap and storage below. Finished with laminate flooring and inset ceiling spotlights.

## Entertainment Area With Bar

Accessed via aluminium bi-folding doors to the side, this fantastic and unique entertaining space features a bespoke fully fitted bar, inset ceiling spotlights, and laminate flooring—perfectly designed for hosting guests in style.

## Cinema Room

A truly impressive space designed for family relaxation and entertainment. This stunning cinema room features bespoke fitted storage cupboards, inset ceiling spotlights, ambient feature lighting, and a large projector screen—creating the perfect home theatre experience.

## Pool Room

An exceptional feature of this home—this timber-framed spa room is flooded with natural light thanks to three ceiling skylights. Thoughtfully designed with inset ceiling spotlights, single door to rear, and double doors opening out to the garden. The space boasts a fully fitted jacuzzi and swim spa, creating the ultimate private retreat for relaxation and wellness.

## Office/Second Living Room

Featuring a radiator and bespoke fitted storage highlighted by elegant feature lighting. Side-aspect Upvc double-glazed French doors open to the front of the property, while a door leads through to the annex inner hallway.

## Bedroom One With En-Suite

Upvc double glazed window, radiator, and fitted wardrobes. The en-suite suite comprises a double step-in shower cubicle with mains-fed shower, low-level WC, and a double vanity unit with storage below and mixer taps. Inset ceiling spotlights complete the room.

## Bedroom Two With En-Suite

Upvc double glazed window to the rear, radiator. The suite comprises a step-in shower cubicle with mains-fed shower, low-level WC, vanity wash hand basin with storage below and mixer tap, and a heated towel rail.

## Bedroom Three With En-Suite

Upvc double glazed window to the front, radiator, and fitted wardrobes. The suite comprises a step-in shower cubicle with mains-fed shower, low-level WC, and vanity wash hand basin.

## Bedroom Four With En-Suite

Upvc double glazed window to the front, radiator, and fitted wardrobes. The bathroom suite comprises of panelled bath with over bath mains fed shower unit & shower screen, low-level WC, and a vanity wash hand basin with storage below and mixer tap.

## Annexe Hallway

Radiator and stairs leading to the first floor landing. Doors leading to both cloakroom & open plan kitchen/lounge/diner.

## Cloakroom

Low-level WC, wall-mounted wash hand basin with mixer tap and tiled splashback, radiator, laminate flooring, and inset ceiling spotlights.

## Open Plan Kitchen/Lounge/Diner

Upvc double glazed doors to the side open into a kitchen featuring a range of base, drawer, and wall-mounted units with laminate worktops. There is a one and a half bowl sink unit with mixer tap, appliance and power points, an integral cooker with hob and extractor hood above, plus space for an under-counter fridge/freezer and dining table with chairs. The room is completed with a radiator.

## Bedroom Five With En-Suite

Two Velux windows, radiator. The bathroom suite comprises a step-in shower cubicle with mains-fed shower, low-level WC, and a vanity wash hand basin with storage below and mixer tap.

## Bedroom Six With En-Suite

Three Velux windows, radiator. The bathroom suite includes a step-in shower cubicle with mains-fed shower, low-level WC, and a vanity wash hand basin with storage below and mixer tap.

## Garage

Accessed via electric door, this large single garage benefits from power points, lighting, and a side-aspect Upvc frosted double glazed door.

## Garden Room

This bright and contemporary garden room features inset ceiling spotlights and side-aspect aluminium double glazed bi-folding doors, making it an ideal space for a variety of uses, including a home office or studio. A separate door also offers convenient access to the garage.

## External Garden Kitchen/Entertaining Area

We have a bespoke external garden kitchen and entertaining area, positioned at the rear of the garden. Thoughtfully designed for hosting, it includes a brick wood-fired pizza oven, integrated BBQ grill and burner unit, and sleek granite countertops—all complete with power and lighting to enjoy day or night.

## Tandem Double Garage

Accessed via electric door, the garage benefits from power points, lighting, side-aspect wooden doors opening onto the garden, and a wooden door providing access to the outbuilding.

## Tenure

Freehold.

## Services

Mains water, gas, electricity, drainage & under floor heating.

## Local Authority

Gloucester City Council- Band A & Band F

## Awaiting Vendor Approval

These details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.

Tel: 01452 682 952





4883 ft<sup>2</sup>

Reduced headroom  
75 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

### Floor 1

