



6 Ebrington Close, Barnwood, Gloucester, Gloucestershire, GL4 3GD

£485,000

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Farr & Farr Sales
Lettings

**6 Ebrington Close, Barnwood,
Gloucester, GL4 3GD.**

£485,000

NO ONWARD CHAIN Tucked away in a quiet corner of Barnwood, this detached four bedroom family home has been thoughtfully extended and offers a very pleasant and private rear garden.

At the end of a private road with no through access, the front door opens into an entrance and through to a two zone living room with bay window. To the rear, a spacious 20ft dining / family room overlooks the rear garden and sits adjacent to the modern, open plan kitchen.

Four good sized bedrooms sit on the first floor with the master benefitting from an en suite. A family bathroom and garage complete the property.

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Entrance Hall

Modern high security UPVC door with frosted window. Coir matting. Karndean flooring. Radiator. Under stair's cupboard

Cloakroom

Frosted window to front. WC. Basin. Radiator. Karndean flooring.

Living Room

Double glazed window to front. Radiator. Carpet flooring.

Dining / Family Room

Carpet. Radiator. Double glazed window to rear. French doors to patio

Kitchen/Breakfast Room

Modern kitchen with good range of wall, base and drawer units. Laminate worktop over. AEG fitted double oven, microwave and induction hob with extractor hood over. Double sink with draining board and mixer tap. Space for tumble dryer, washing machine and fridge freezer. Radiator. Two windows to rear. Modern high security UPVC door to side. Valliant boiler.

First Floor Landing

Carpet. Airing cupboard with recently replaced water tank providing instant hot water with smart controls. Loft access with ladder and fully boarded.

Bedroom 1

Double glazed window to rear. Radiator. Carpet. Fitted wardrobe unit with shelving, hanging space. Bespoke vanity unit and dressing zone with mirrors, lighting and shelves. Installed by Sharps. Matching bed side tables. Separate fitted wardrobe.

Ensuite

Frosted double glazed window to side. WC. Basin. Heated towel radiator. Enclosed shower. Karndean flooring. Extractor fan.

Bedroom 2

Double glazed window to rear. Radiator. Carpet. Access to left.

Bedroom 3

Two double glazed windows to front. Two radiators. Carpet

Bedroom 4

Double glazed window to front. Radiator. Carpet

Bathroom

Frosted double glazed window to side. WC. Basin. Bath with shower over. Heated towel radiator. Karndean flooring.

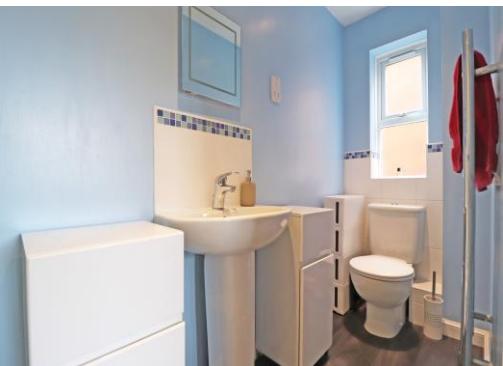
External

Rear Garden: Patio. Lawn with gravel borders. Fence surround on one boundary. Shrub borders. South facing. External lighting and sockets. Side access Front: Drive way parking with area of lawn and mature tree. Garage: Up and over door. Side pedestrian door. Plumbed in sink, waste and units for storage. Lighting and electric. Large enough to store car.

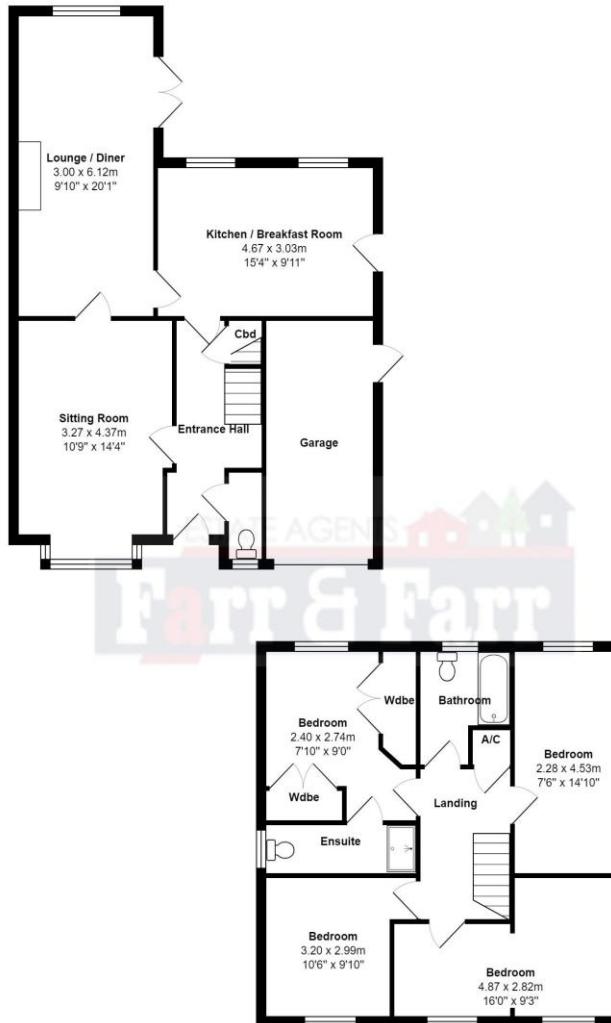
Agents Note

EPC: C

Council Tax: D







Approx Total Area: 124.7 m² ... 1343 ft²

Drawn by: www.glosenergysolutions.co.uk
 This plan is for layout guidance only. Not drawn to scale, unless stated.
 Windows and door openings are approximate.
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These particulars are set out as a general outline and does not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

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