



Hillside, 2 Larkham Close, Matson, Gloucester, GL4 6EN

£425,000

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**Farr & Farr** Sales  
Lettings

**Hillside, 2 Larkham Close, Matson,  
Gloucester, GL4 6EN**

**£425,000**

A LARGE DETACHED FAMILY HOME THAT HAS BEEN BEAUTIFULLY AND RECENTLY COMPLETELY UPGRADED TO OFFER STYLISH ACCOMMODATION

Number 2 is situated in an elevated position on the very edge of Gloucester overlooking and with direct access to Robinswood Hill Country Park. Excellent local shopping is close by and schooling is within an easy reach. Gloucester city centre, Cathedral and exciting Docklands development is approximately 3 miles to the north.

The property offers large extended family accommodation that is practical and well planned and has recently been completely upgraded to very high standards by the current owner. Three of the four bedrooms are very large doubles and the fourth is a good size single. On the ground floor there are three separate but intercommunicating reception rooms as well as a very well fitted kitchen. The boiler is new and very high-quality.

There is a cloakroom and to the exterior, landscaped but easily maintained gardens with views over Gloucester to the Cotswolds.

[www.farrandfarr.co.uk](http://www.farrandfarr.co.uk)

**ENTRANCE HALL**

UPVC double glazed front door. High-quality floor.

**CLOAKROOM**

Low level WC. Wash hand basin. Tiled floor. Radiator. Consumer box.

**SITTING ROOM 14' 0" x 14' 3" (4.26m x 4.34m)**

High-quality laminate flooring. Double radiator. Brick fireplace with oak mantle and wood burning stove. Four wall light points. TV point. Deep understairs cupboard with light and newly installed Worcester gas fired central heating boiler. Two 15 light bevelled glazed doors to:-

**DINING ROOM 16' 4" x 8' 10" (4.97m x 2.69m)**

Double radiator. Laminate flooring. Open tread staircase to landing. UPVC double glazed sliding patio doors to terrace and garden. Arch to lounge and door to:-

**KITCHEN 13' 0" x 8' 0" (3.96m x 2.44m)**

Very comprehensively fitted with inset one and a half bowl single drainer stainless steel sink unit set into worktops with cupboards and drawers below. Wall and base units. Part tiled walls. Laminate flooring. Built-in Zanussi double oven. Plumbing for dishwasher. Small breakfast bar. Inset ceiling spotlights and under unit lighting. Hatch to sitting room. Upvc double glazed door to garden.

**LOUNGE 10' 3" x 17' 4" (3.12m x 5.28m)**

Contemporary fireplace with pebble electric fire. White ceiling beams. Two double radiators. Windows to either end.

**FIRST FLOOR**

**LANDING**

Access to loft. Linen cupboard.

**BEDROOM 1 17' 2" x 10' 0" (5.23m x 3.05m)**

Windows to the front, side and rear. Double radiator. Built-in two double wardrobe cupboards and single cupboard.

**BEDROOM 2 15' 2" x 10'2" (4.62m x 3.10m)**

Double radiator.

**BEDROOM 3 12' 3" x 11' 0" (3.74m x 3.35m)**

Double radiator.

**BEDROOM 4 6' 9" x 8' 0" (2.06m x 2.44m)**

Radiator.

**BATHROOM**

White suite of panelled bath with stainless steel shower with glazed folding screen. Vanity unit with wash hand basin and drawer below. Low-level WC. Fully tiled walls. Matching tiled floor. Radiator. Extractor fan.

**EXTERIOR**

Front gardens with low fencing and internal mature shrubs. Good area to the side and path to the front door. Rear Gardens, well landscaped with large area of paved and gravel terracing with lawns and brick retaining walls with steps to lower level with concealed parking. Double gates.

**GARAGE 18' 0" x 10' 0" (5.48m x 3.05m)**

Up and over door. Light. Personnel door.

**AGENTS NOTE**

COUNCIL TAX: C

EPC: D-67





GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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