



1 Whaddon Way, Tuffley, Gloucester, GL4 0QD

£375,000

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Farr & Farr Sales
Lettings

**1 Whaddon Way, Tuffley, Gloucester,
GL4 0QD**

£375,000

**AN ATTRACTIVE DETACHED FAMILY HOUSE
OF PLEASING PROPORTIONS IN A POPULAR
AND CONVENIENT POSITION**

Whaddon Way is a small cul-de-sac of stone built properties dating back to the late 1980's situated off Grange Road on the Southern edge of Gloucester. Highly sought after school's are within walking distance, good local shopping is close by and access to the M5 and the Cotswolds is only a short drive.

Number 1 has been occupied for many years in by the current owner's who have continually looked after and improved their home. Internally there are three good size bedrooms as well as two receptions, a well fitted kitchen and cloakroom. To the exterior, the gardens are landscaped with brick pavia parking for three cars to the front, a good garage to the side and attractive landscaped Westerly backing private and partly walled rear gardens.

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ENTRANCE PORCH

Double glazed front door with leaded light and coloured glass to:-

ENTRANCE HALL

Staircase to landing. High-quality flooring. Cloaks cupboard. Wall thermostat.

SITTING ROOM 15' 2" x 12' 6" (4.62m x 3.81m) (Max)

Lovely timber fireplace with coal effect gas fire. Contemporary vertical radiator and second double radiator. Coved ceiling. TV point. Double glazed sliding patio doors to terrace and garden.

DINING ROOM 9' 0" x 8' 3" (2.74m x 2.51m)

High-quality flooring. Radiator. Inset ceiling spotlights and arch to:-

KITCHEN 10' 3" x 8' 4" (3.12m x 2.54m)

Very comprehensively fitted with one and a half bowl sink unit in ceramic set into composite worktops with cupboards and drawers below. Wall and base units. Part tiled walls. Tiled floor. Gas point control panel. Built in fridge and freezer. Stainless steel extractor hood with pelmet lighting. Inset ceiling spotlights. Under unit lighting. Contemporary towel rail/radiator. Vaillant gas fired central heating boiler.

REAR HALL

Inset ceiling spotlights. Upvc double glazed to garden.

CLOAKROOM

Low-level WC. Vanity unit with wash hand basin. High-quality flooring. Part panelled walls. Extractor fan.

FIRST FLOOR

LANDING

Access to boarded loft with ladder. Radiator.

BEDROOM 1 11' 7" x 8' 9" (3.53m x 2.66m)

Deep walk in wardrobe cupboard with shelving and hanging space. Radiator. Access to loft.

BEDROOM 2 10' 6" x 8' 5" (3.20m x 2.56m)

Radiator. Overstairs wardrobe cupboard. TV point.

BEDROOM 3 7' 8" x 7' 2" (2.34m x 2.18m)

Radiator.

BATHROOM/SHOWER ROOM

Of a very good size with white suite of panelled bath with mixer taps. Low-level WC. Vanity unit with wash hand basin and large shower cubicle with marbrex splashback, Mira controls with glazed folding doors. Fully tiled walls. High-quality flooring. Radiator. Inset ceiling spotlights. Stainless steel contemporary heated towel rail/radiator.

EXTERIOR

Front gardens laid to high-quality brick pavia drive with parking for three cars with Astroturf and brick bordered shrub beds with shingle and wrought iron fencing.

GARAGE 16' 6" x 8' 4" (5.03m x 2.54m)

Up and over door. Eaves storage. Shelving. Power and light. Space for dryer. Upvc double glazed door to:-

Rear gardens, beautifully, maturely landscaped and Westerly backing offering a great deal of privacy. Two areas of decking, one with pergola with oval lawns and slate paths surrounding walls to three sides and fencing to the third. Timber garden shed and bin stores.

AGENTS NOTE

COUNCIL TAX: D

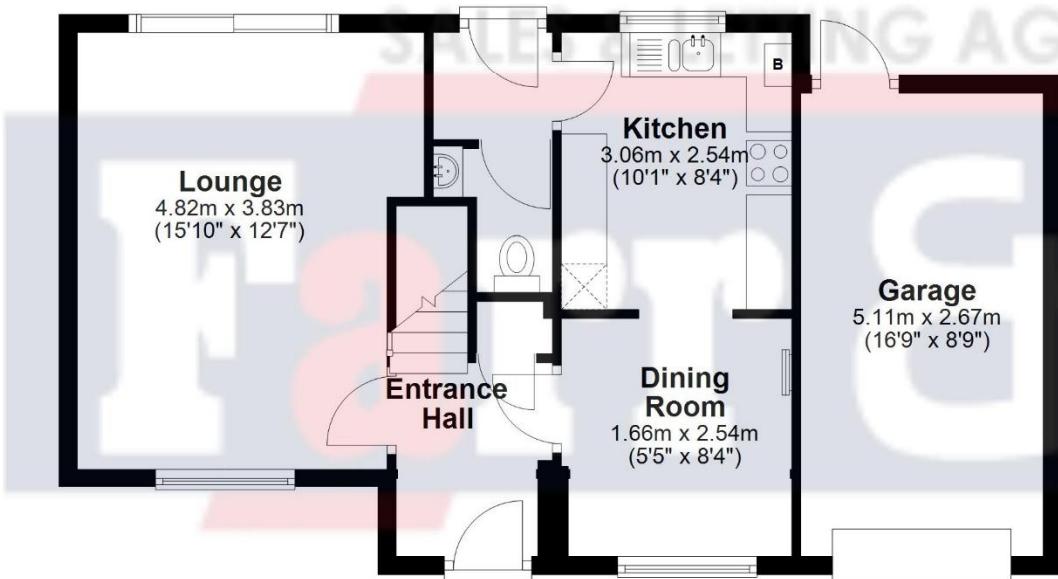
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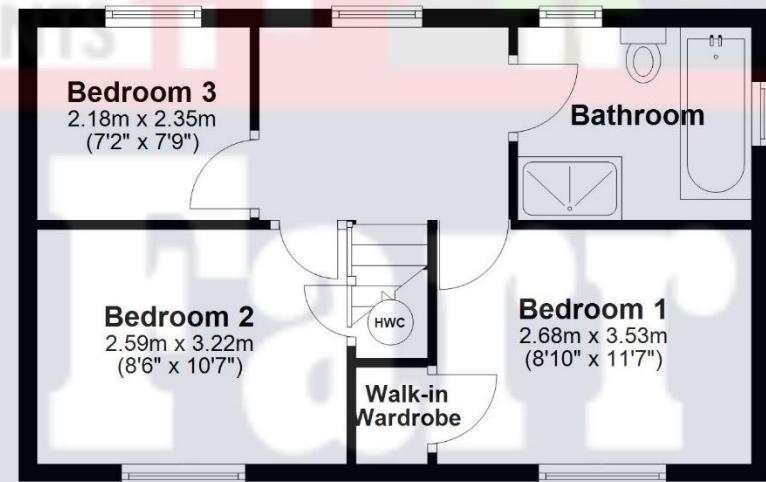
Ground Floor

Approx. 41.5 sq. metres (447.0 sq. feet)



First Floor

Approx. 38.1 sq. metres (409.9 sq. feet)



Total area: approx. 79.6 sq. metres (856.9 sq. feet)

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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