



12 Armscroft Place, Barnwood, Gloucester, GL2 0SP

OIEO £500,000

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Farr & Farr Sales
Lettings

**12 Armscroft Place, Barnwood,
Gloucester, GL2 0SP**

OIEO £500,000

**BUILT ON A DOUBLE PLOT IN THE 1950'S, A
HIGHLY INDIVIDUAL DETACHED FAMILY HOME IN
SUPERB CONDITION THROUGHOUT**

Armscroft Place is in a popular and surprisingly quiet no through road situated just off the Barnwood Road less than 1 mile to the East of Gloucester city centre. The hospital is within walking distance, the cathedral and exciting development of the Quays are close by and access to Cheltenham and the M5 is only a very short drive. Number 12 offers highly individual family accommodation built originally on two plots in the 1950's and is in superb condition throughout. Internally, all three bedrooms are doubles and there is a good size landing and family bathroom. To the ground floor, an impressive formal sitting room, kitchen/diner which adjoins a family room and the garden as well as a large utility/work room. To the exterior there is parking to the front for many cars, further concealed parking to the side and to the rear, the gardens are very private and landscaped for ease of maintenance and benefit from several garden shed's, a workshop and a large "L" shaped loggia.

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UPVC double glazed front door with leaded light detail to a:-

LARGE HALL

Wide matwell. Hanging space. Turning staircase to landing. High-quality oak parquet flooring. Two double radiators. Understairs cupboard wall thermostat and oak glazed door to:-

SITTING ROOM 17' 1" x 13' 10" (5.20m x 4.21m)

Bay window to the front with double radiator. Fireplace with oak beam and wood burning stove. TV point.

KITCHEN/DINER 24' 6" x 11' 10" (7.46m x 3.60m)

Kitchen area very comprehensively fitted with inset 1 1/2 bowl single drainer ceramic sink unit with mixer taps, cupboards and drawers below. Wall and base units. Part tiled walls. Tiled floor. Space for oven and dishwasher. Inset ceiling spotlights. Stainless steel cooker hood. Radiator. Larder area with multiple shelved cupboards and space for fridge. 3/4 glazed door to utility. Peninsula bar divide to Dining area with luxury LVT flooring. Double radiator. Window to the side. TV point. 3/4 glazed sliding doors to:-

FAMILY ROOM 13' 6" x 12' 2" (4.11m x 3.71m)

Luxury LVT flooring. Two double radiators. Double glazed UPVC doors to terrace and garden.

UTILITY ROOM/WORK ROOM 14' 10" x 9' 10" (4.52m x 2.99m)

Luxury LVT flooring. Very fully equipped with inset single drainer stainless steel sink unit with mixer taps, cupboards and drawers below. Multiple wall and base units with worktops and desk. Tiled walls. Space for fridge/freezer. Storage cupboards. Access to loft. Door to garage. Door to:-

SHOWER ROOM

Large double shower cubicle with glazed screen and stainless steel controls with fully tiled walls. Pedestal wash hand basin. Low level W.C. Tiled floor. Heated towel rail/radiator in stainless steel. Extractor fan. Underfloor heating.

FIRST FLOOR

LANDING

Window to the front. Double radiator. (large enough for small desk).

BEDROOM 1 16' 11" x 10' 0" (5.15m x 3.05m)

Complete range of full height wardrobe cupboards. Bay window. Double radiator. TV.

BEDROOM 2 14' 0" x 12' 1" (4.26m x 3.68m)

Double aspect. Two double radiators. Complete range of three double wardrobe cupboards. Inset ceiling spotlights. TV point.

BEDROOM 3 11' 4" x 10' 0" (3.45m x 3.05m) (MAX).

Double radiator. Inset ceiling spotlights with switches. Walk in wardrobe cupboard with hanging space, shelving and light. Access to loft.

BATHROOM

White suite of panelled bath with stainless steel shower, glazed screen and fully tiled walls. Wash hand basin in vanity unit. Towel rail in stainless steel. Tiled floor. Extractor fan. Underfloor heating.

EXTERIOR

Front gardens of a very good size and laid to patterned concrete and large area of gravel with slate and roundels. All enclosed by low walling with security lighting. Path to the front door.

Rear gardens, beautifully landscaped in a highly individual design with large areas of paved decking and terracing. Central stone roundel surrounded by Astroturf. Outside lighting and tap. Various timber outbuildings, including two sheds and a wood store as well as a large workshop. Raised flower beds and large corner covered veranda with roll down sides and built-in bar with lighting and power. Two side accesses, one being double gates allowing further concealed parking.

Privately owned solar panels.

GARAGE/WORKSHOP

Aluminium doors to the front. Cupboards. Power and light.

AGENTS NOTE

EPC: B-84

COUNCIL TAX: D





FLOOR PLAN TO FOLLOW

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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