



Tuffley Avenue, Gloucester GL1 5LS
£475,000



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- Four double bedroom semi-detached family home
- Immaculately presented & refurbished throughout
- Extended open plan kitchen & family room
- Beautifully landscaped private rear garden
- Home office / gym in separate building to the rear of the garden
- Off-road parking for multiple vehicles
- EPC rating D58
- Gloucester City Council - Tax Band D (£2,238.77 per annum) 2025/2026

£475,000



Unit C Barge Arm East, Gloucester Docks, GL1 2DQ

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Entrance Hallway

Spacious hallway provides access to the living room, snug, kitchen and built-in cupboard located beneath the stairwell.

Living Room

Generous sized living room with feature fireplace and bay window overlooking the front aspect.

Snug

With the potential to be utilised as a home office, second living or additional bedroom, the versatile room provides access to a shower room to the rear. Window overlooks the side aspect.

Shower Room

Modern fully tiled shower room comprises w.c, wash hand basin, in-built shelving, shower cubicle and skylight lantern above.

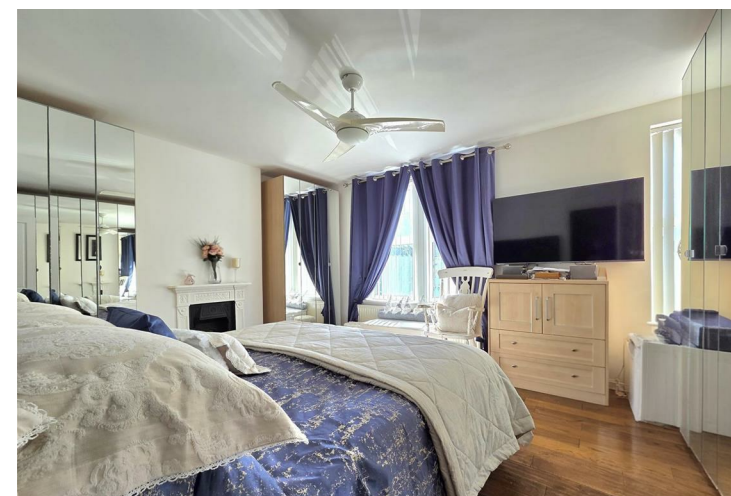
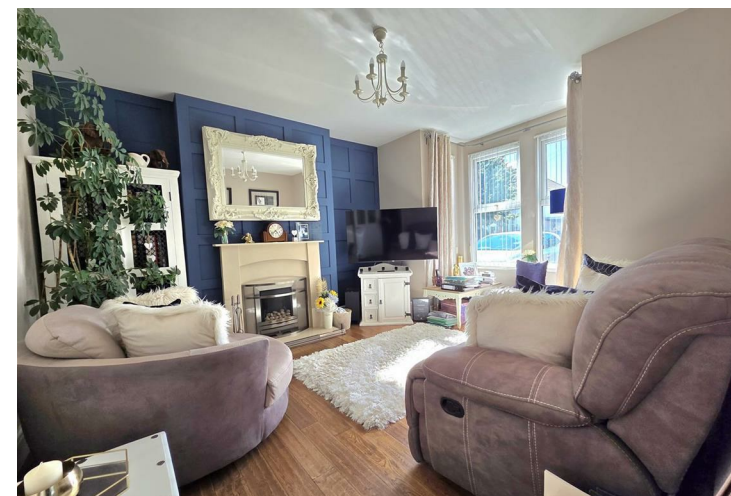
Kitchen / Family Room

Extended by the present owners, the room has been opened up to create the perfect room for with family room and dining area

overlooking the kitchen with a log burner helping to create a cosy feel. An abundance of natural light streams into the room via the skylight lantern with window above and bi-fold doors providing access to the rear garden. Access is also provided to a convenient utility area accessed via sliding wooden doors. The kitchen itself benefits from granite worktops and ample storage space with breakfast bar providing a convenient seating area. An array of integrated appliances include gas hob, electric ovens and dishwasher as well as space for an American style fridge freezer. Access to the rear of the room opens through to a games room.

Games Room

Providing flexibility for many uses, the room is currently setup as a games room with French doors opening to the rear garden. Access from the room is provided to another shower room providing the flexibility to be used as an additional bedroom with en-suite if required.



Shower Room

White suite shower room comprises w.c, wash hand basin and shower cubicle.

Landing

Spacious landing area provides access to three bedrooms, family bathroom and to a stairwell providing access to the private attic room.

Master Bedroom

Double bedroom with feature fireplace and two windows overlooking the front aspect.

Bedroom Two

Double bedroom with built-in wardrobe, feature fireplace and window overlooking the rear aspect.

Bedroom Three

Double bedroom with built-in wardrobe, feature fireplace and window overlooking the rear aspect.

Family Bathroom

Fully tiled modern family bathroom comprises w.c, wash hand basin with storage below, heated towel rail, bath with shower attachment and separate shower cubicle.

Attic Room / Bedroom Four

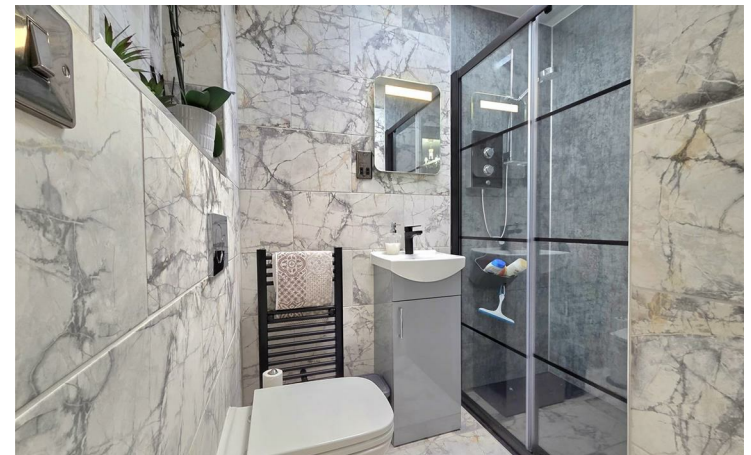
Accessed via private staircase from the landing, the generous sized attic room makes for a spacious fourth bedroom with two velux windows to the rear aspect and additional window overlooking the side aspect. Plenty of storage is provided built-in to the eaves.

Outside

To the rear, the property boasts a beautiful private rear garden enclosed with fenced borders. Trees and further planting help to create a private and tranquil setting within the garden itself. Many seating areas are provided on the patio and decking areas allowing you to enjoy the benefits of the sun throughout the day. Many electrical outlets are also provided throughout the garden with hot tub on the composite decking area covered by a installed gazebo with in-built drainage allowing the area to be used all year round. Access is also provided to a home gym to the rear of the garden offering the flexibility to be used as a home office if required. Gated side access leads to the front of the property where the driveway is found providing off-road parking for multiple vehicles.

Location

A popular suburb of the Historic City of Gloucester with a mix of period properties, Tuffley Avenue is ideally placed for local amenities including both primary and secondary schooling as well as many top grammar schools. A short distance away is the newly developed Gloucester Quays, where a range of retail outlets can be found alongside restaurants, bars and cinema whilst the city centre is home to the Cathedral and various listed buildings throughout. With countryside surrounding the city centre to include Robinswood Hill Country Park alongside access to various transportation links.



Material Information

Tenure: Freehold.

Local Authority and Rates: Gloucester City Council - Tax Band D (£2,238.77 per annum) 2025/2026.

Electricity supply: Mains.

Water supply: Mains.

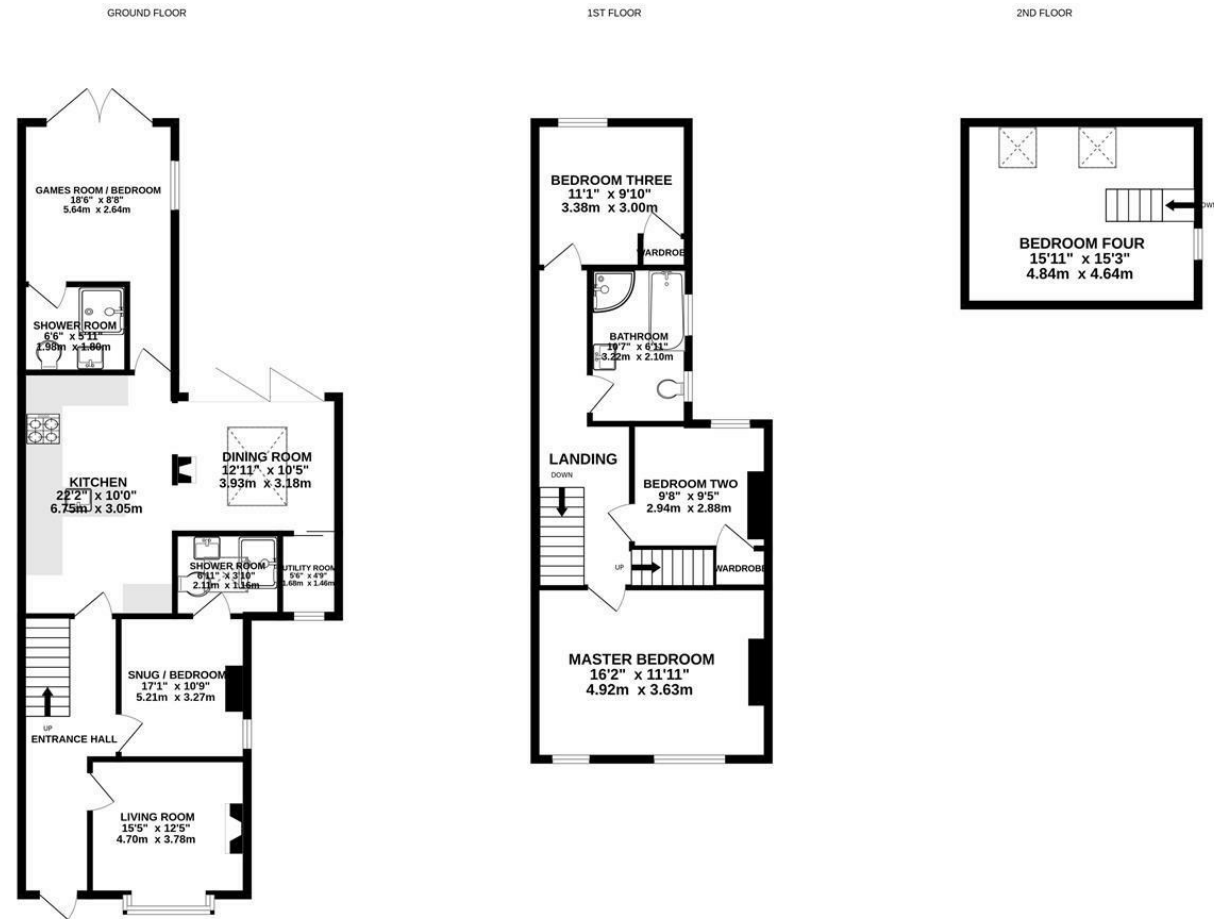
Sewerage: Mains.

Heating: Gas central heating.

Broadband speed: Basic 6 Mbps, Superfast 67 Mbps, Ultrafast 1000 Mbps download speed.

Mobile phone coverage: EE, Three, O2, Vodafone.





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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