



**Sunnycroft Mews, Stroud Road GL1 5LP**

**£600,000**



## Sunnycroft Mews, Stroud Road GL1 5LP

- Envious orangery style extended kitchen dining room
- Extensive range of integrated high end kitchen appliances
- Spacious master suite with 'wow factor' ensuite
- Further two immaculately presented family bathrooms
- Privately positioned rear garden with mature planting and lawn
- Integral garage and extensive off road parking
- EPC C76

**£600,000**

### Accommodation

Positioned within a substantial corner plot of the quiet and sought after Sunnycroft Mews cul-de-sac, this detached family home demands attention upon first arrival. Stepping through the modern sage coloured front door, the property enters into a generous hall providing immediate access to both the snug and home office before leading through to provide personal use door into the attached double garage alongside further under stairs storage. Opening through double doors, the living room offers a modern inset ceiling colour adjusting lighting throughout the generous space creating a warm and welcome area to enjoy throughout the day. Offering a true wow factor, the orangery style extended kitchen dining room provides an enviable space for any homeowner displaying open plan living at its finest. With triple aspect windows throughout, glass ceiling and triple double sliding doors the airy space offers extensive natural light whilst allowing the outside to be drawn in throughout the year. The kitchen area provides extensive granite worktops in addition to the generous central granite island offering power tower electric points, five ring ceramic hob and draft down extractor fan. The space continues to provide three eye level ovens, the second offering steam injection and the last microwave capability and warming draw, integral twin refrigerator drawers provide a convenient and modern space for housing fresh foods, whilst the sink offers immediate hot water tap in addition to the integral dishwasher offering twin draws for half loads. The ground floor is completed within an internal hallway which provides access to the well appointed WC alongside the generous walk in pantry cupboard, a must have for an enthusiastic home cook or large family.

The first floor continues to offer newly laid carpets leading to the generous master suite with built in wardrobe space and surprisingly spacious en-suite shower room with double width shower cubicle, power rainfall shower, wash hand basin with illuminated mirror above and WC. A further two double bedrooms can be located with built in wardrobe to first and walk in wardrobe to the second which in turn leads through to the 'Jack and Jill' four piece suite bathroom with

freestanding bath, double width shower with power rain fall shower, wash hand basin with further illuminated mirror and WC. The final double bedroom holds adjacent access to the 'Jack and Jill' bathroom alongside views overlooking the front of the property.

### Outside

The newly laid gravelled driveway provides extensive off road parking which in turn leads through to the double garage with twin width up and over door. Leading around to the left of the property, side access opens to the first of two patio areas, ideal for sheds, storage and refuse bins, the space continues through to provide a seating area which overlooks the length of the rear lawn. With privacy throughout, the rear garden is fully enclosed with fencing and sheltered by mature trees and planting, secondary patio lays adjacent to the kitchen sliding doors offering an ideal space to entertain throughout the summer months before a further side access can be found alongside the right hand side of the property.

### Location

Situated off Stroud Road at the base of Robinswood Hill County Park, the location of Sunnycroft Mews provides a sought after and privately positioned location popular with families, working professionals and those looking for a quieter paced lifestyle. 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 historic Cathedral and various listed buildings. With various schooling for both primary and secondary levels, alongside access to the numerous grammar schools through the city, the property is ideally located as a main travel link to both Stroud, Cheltenham and Bristol both via road and rail from Gloucester Cities rail link that continues to provide a direct route to London Paddington.

### Local Authority, Services & Tenure

Gloucester City Council - Tax Band F.  
Mains water, drainage, gas and electric.  
Freehold.



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

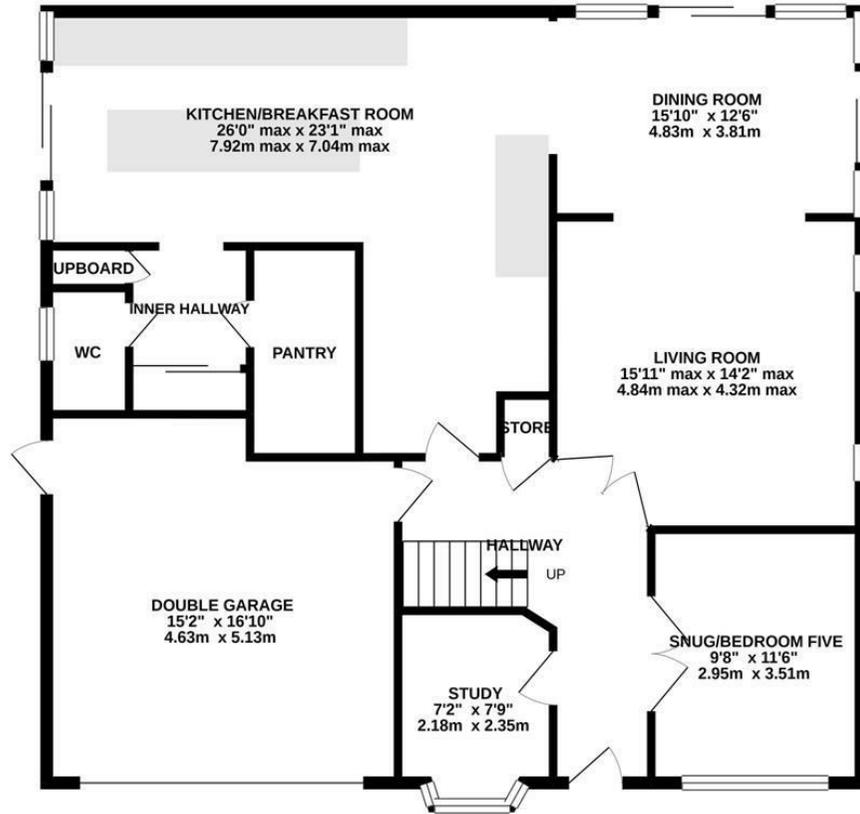
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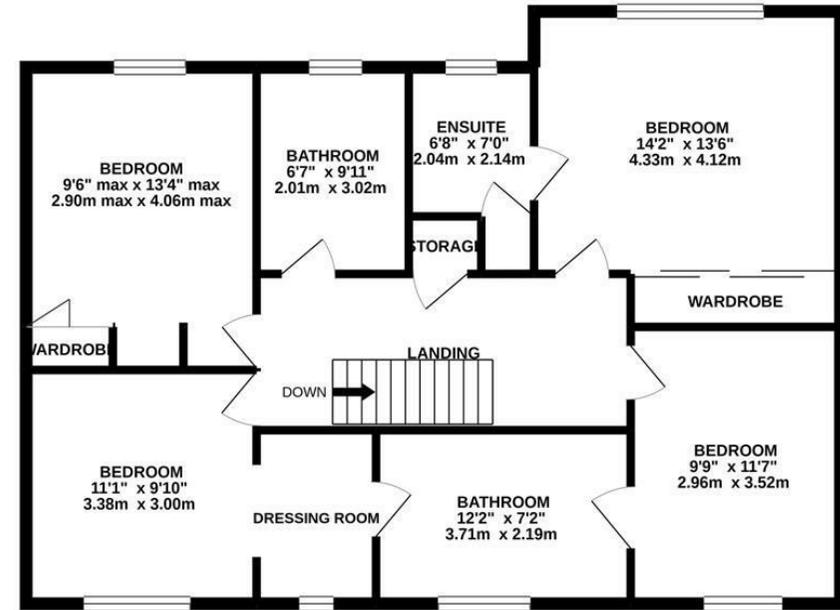
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**GROUND FLOOR**  
1330 sq.ft. (123.5 sq.m.) approx.



**1ST FLOOR**  
958 sq.ft. (89.0 sq.m.) approx.



**TOTAL FLOOR AREA : 2288 sq.ft. (212.6 sq.m.) approx.**

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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