



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

**£675,000**



## 3 Sunnycroft Mews Stroud Road, Gloucester GL1 5LP

- Five bedroom detached family home
- Situated in the popular Sunnycroft Mews cul-de-sac
- Generous and flexible living accommodation
- Integral garage and extensive off road parking
- Privately positioned rear garden with mature planting and lawn
- EPC rating TBC
- Gloucester City Council - Tax Band G (£3,731.29 per annum) 2025/2026

**£675,000**



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

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### Entrance Hall

Welcoming space with access to living room, kitchen, garage and w.c.

### Living Room

Large living space with bay window to front aspect and french doors to the dining room.

### Dining Room

Dining room with an abundance of natural light with access to the garden, living room and kitchen.

### Kitchen

Integrated kitchen comprising double oven, microwave and dishwasher. Completed with plenty of cupboard and countertop space.

### Utility

Spacious utility with space for both washing machine and tumble dryer. Access to the garden available also.

### W.C.

Located downstairs a wash hand basin and w.c. with radiator and frosted window.

### Double Garage

Large double garage with automatic doors perfect for car storage with scope to adapt to owners needs.

### Landing

Spacious landing space with access to all bedrooms and family bathroom with window to front aspect.

### Master Bedroom

Master bedroom comprising built in wardrobes, window to rear aspect and en-suite.

### En-suite

Large en-suite with bath, enclosed shower, w.c. and wash hand basin.



## Second Bedroom

Spacious double bedroom with window to rear aspect.

## Third Bedroom

Generously sized bedroom with window to side aspect.

## Fourth Bedroom

Large double bedroom with window to front aspect.

## Fifth Bedroom

Double bedroom with window to front aspect.

## Bedroom/Study

An adaptable room used as a bedroom/study throughout the years with door to steps leading to garden.

## Outside

The property provides a driveway for multiple cars alongside side access to the garden from both sides of the property. The garden provides a patio area accessible directly from the dining room alongside a patioed area to the side of the garden which leads to the shed.

## 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.

## Material Information

Tenure: Freehold.

Local Authority and Rates: Gloucester City Council - Tax Band G (£3,731.29 per annum) 2025/2026.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas central heating.

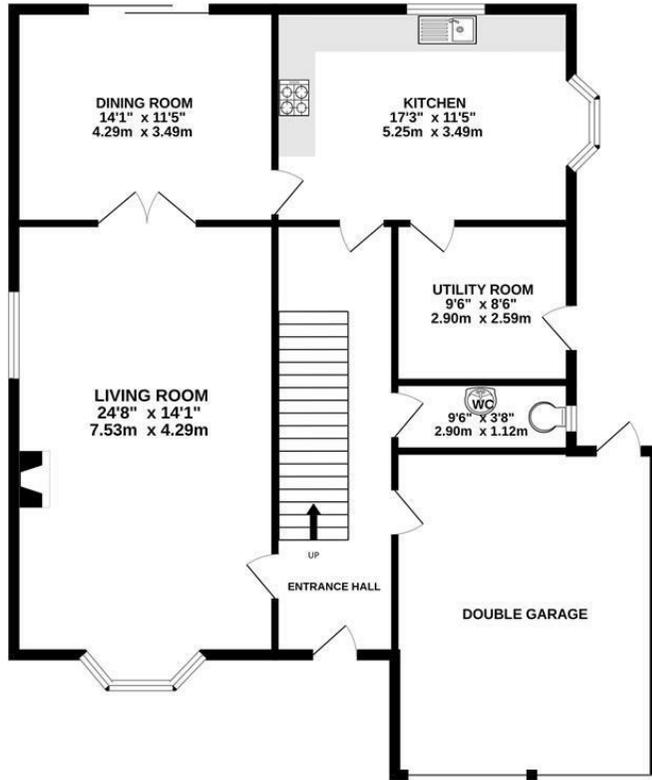
Broadband speed: Basic 25 Mbps, Ultrafast 1000 Mbps download speed.

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

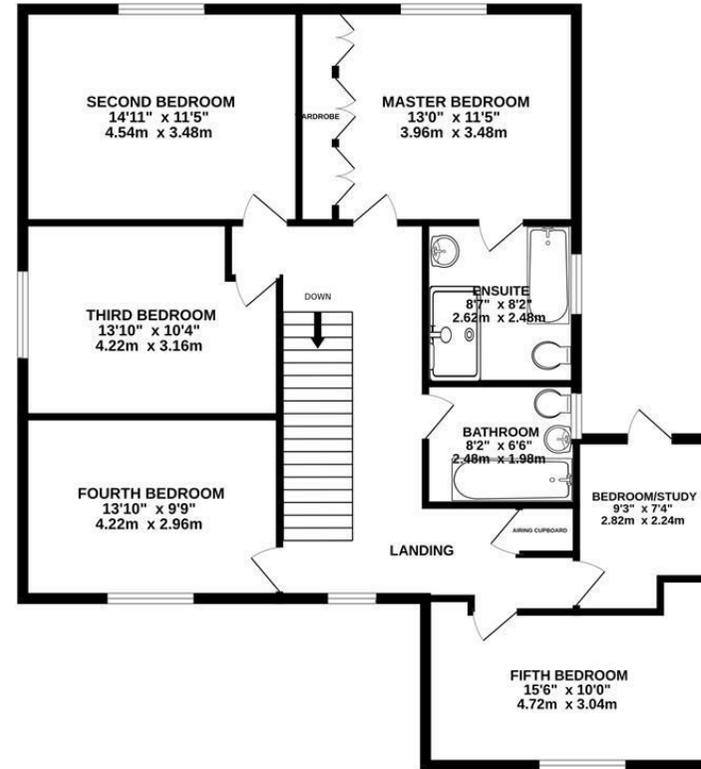




GROUND FLOOR



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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