



Dale Close, Gloucester GL4 6UR
£256,000

Dale Close, Gloucester GL4 6UR

- Two bedroom detached bungalow
- Generous open plan kitchen and living accommodation
- Extended to the rear providing an additional reception room
- Integrated garage with potential to convert
- Off-road parking for four vehicles
- EPC rating D67

£256,000

Accommodation

Step into the entrance porch via sliding doors leading to the entrance hall with an ample sized built in storage cupboard housing the combi boiler, ideal for shoes, coats and such like. The hallway leads directly to the modern fitted open plan kitchen area with central island benefitting from integrated dishwasher and washing machine. Furthermore the kitchen area benefits from ample storage and worktop space, integrated fridge and freezer alongside space for a free standing gas range cooker. The generous living accommodation continues to the living area which also provides access to an internal hallway leading to two double bedrooms and newly installed shower room with w.c, hand basin and large walk-in shower cubicle. To the rear of the living area, the property has been extended to provide an additional reception room offering an array of possibilities to be used as a dining room, home office, gym or playroom with French doors opening to the enclosed rear garden. Access to the integral single garage is also provided from the second reception room benefitting from power and lighting and offering potential to be converted into an additional reception room or bedroom if required.

Outside

To the rear, the property boasts a private and enclosed rear garden with both lawned and stone paved areas. To the side of the property, the garden continues to provide generous space for a potting shed or vegetable

patch if required alongside gated side access leading to the front of the property where off-road parking for approximately four vehicles is found.

Location

Situated between Stroud Road and Finlay Road at the base of Robinswood Hill, the sought after location is ideal for working professionals and those looking for a quieter paced lifestyle, having various transport links to both Cheltenham and Bristol in addition to a direct link to London Paddington from the Gloucester train station. 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 alongside the premiership Kingsholm rugby ground. Robinswood Hill Country Park is half a mile from the property and open countryside is a mile away.

Local Authority, Services & Tenure

Mains gas, electric, water and drainage.
Gloucester City Council - Tax band C.
Freehold.



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

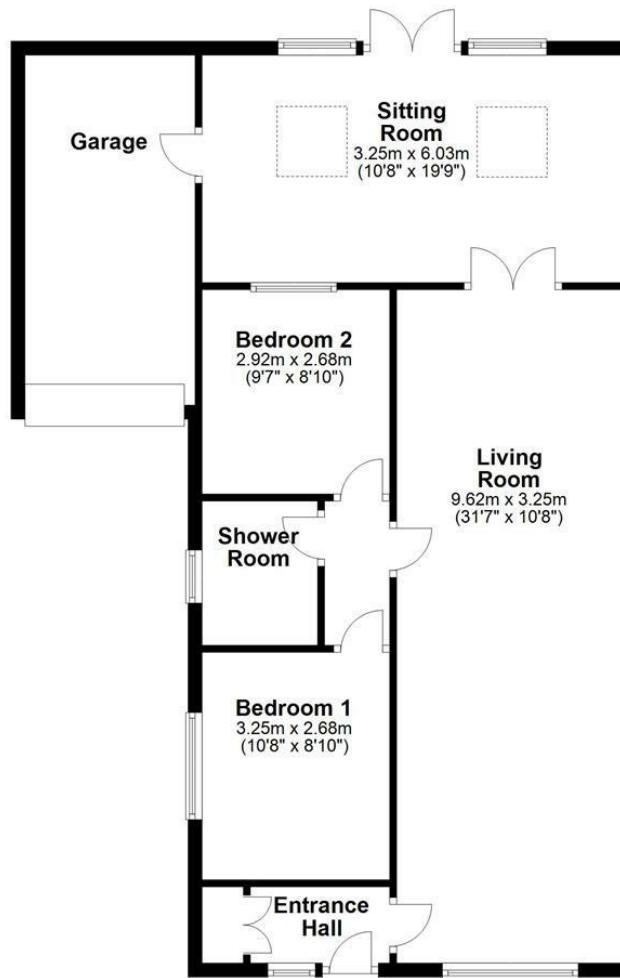
01452 398010

docks@naylorpowell.com
www.naylorpowell.com



Ground Floor

Approx. 90.9 sq. metres (978.0 sq. feet)



Total area: approx. 90.9 sq. metres (978.0 sq. feet)

This floorplan is for illustrative purposes only and is not to scale. Where measurements are shown they are approximate and should not be relied on. No liability is accepted in respect of any consequential loss arising from the use of this plan
Plan produced using PlanUp.

Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

