



**Tuffley Crescent, Tuffley GL1 5ND**  
**£450,000**





## Tuffley Crescent, Tuffley GL1 5ND

- Double bay fronted five bedroom semi-detached characterful family home
- Immaculately presented throughout
- Recently renovated and restored
- Extended open plan kitchen and dining area
- Enclosed rear garden and driveway for multiple vehicles
- Viewing highly advised
- EPC rating C73

**£450,000**

### Accommodation

Step into the entrance porch providing convenient space for shoes and with the original Victorian tiled flooring whilst opening to the entrance hall of this characterful family home. The light and airy hallway provides access to a large storage cupboard below the stairwell whilst leading to the generous ground floor living accommodation.

The lounge benefits from a large bay window to the front allowing for plenty of natural light and feature fireplace with space for a log burner, if required. A second reception, currently utilised as a playroom, offers additional space for growing families.

Stepping through to the newly fitted kitchen with stone marbled worktops and ample storage space alongside integrated appliances to include fridge, freezer and dishwasher with space for a freestanding gas range cooker. The breakfast bar provides separation to a newly built extension providing a spacious dining room ideal for entertaining with floor to ceiling sliding doors opening to the rear garden. From this room, the ground floor accommodation is complete by an additional space, currently utilised as a home office, rear entrance hall with utility space and a downstairs w.c to the rear.

Taking the stairs to the first floor, three large double bedrooms are found all with feature fireplaces and built in double wardrobes to the master. The newly installed family bathroom is also found benefitting from w.c, hand basin, freestanding bathtub and separate shower

cubicle.

A second stairwell leads to the top floor of the property where two further bedrooms, one being a single and the other a double, are found with en-suite and dressing area to the double bedroom completing the internal specification of the property.

### Outside

Externally the property provides an enclosed rear garden with both patio and lawned areas wrapping round to the side of the property with a gated access opening to the driveway providing off-road for three to four vehicles to the front of the property.

### Location

Positioned within a popular suburb of the Historic City of Gloucester with a mix of period properties, Tuffley Crescent is ideally placed for local amenities including both primary and secondary schooling. 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.

### Local Authority, Services & Tenure

Freehold.

Mains water, drainage, electric and gas.

Gloucester City Council - Tax band D.



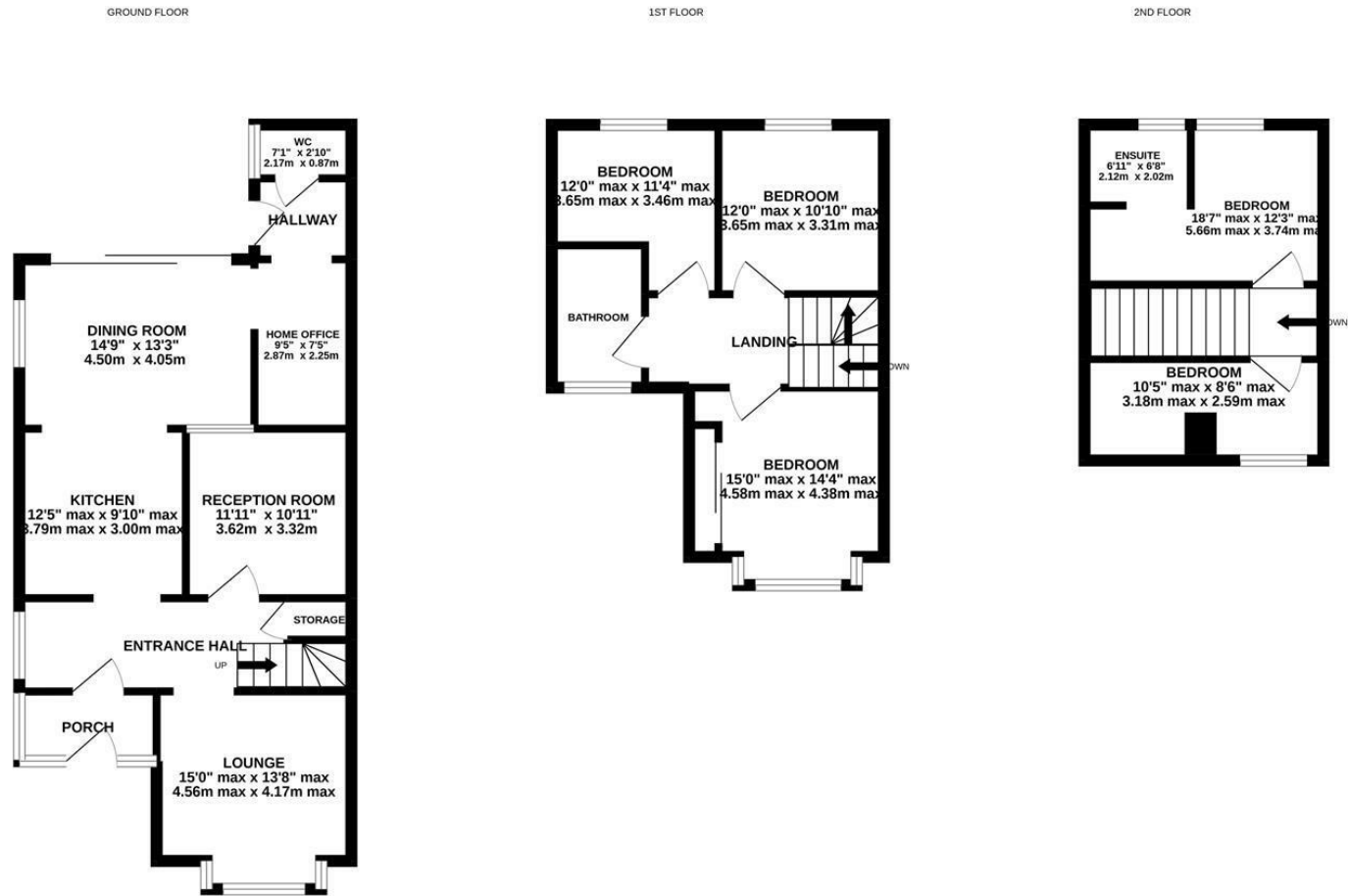
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