



14 Snowhill Close, Barnwood, Gloucester, Gloucestershire, GL4 3GE

£435,000

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Farr & Farr Sales Lettings 

**14 Snowhill Close, Barnwood,
Gloucester, Gloucestershire,
GL4 3GE**

£435,000

AN ATTRACTIVE DETACHED FAMILY HOME IN A HIGHLY SOUGHT AFTER AND QUIET POSITION.

Snowhill Close is a very popular quiet cul-de-sac situated on this sort after 'Bryant' built development on the edge of Barnwood. Good local shopping and schools are close by, the city centre is approximately a mile and a half to the west and access to Cheltenham and the M5 is only a short drive.

Number 14 situated at the end of the cul-de-sac offers good-sized well-planned accommodation with four bedrooms, two reception rooms, good size kitchen and conservatory. Additionally, it has an en-suite to the master bedroom, a utility room and cloakroom. To the exterior, there is ample parking, a good size garage and mature landscaped rear gardens.

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Entrance Porch

UPVC with coloured glass and leaded light detail. Tiled floor. Front door to:-

Entrance Hall

Of a good size. Double radiator. Turning staircase to landing. Under stairs cupboard. Coved ceilings.

Cloakroom

Low level WC. Wash hand basin. Radiator.

Sitting Room 14' 0" x 11' 6" (4.26m x 3.35m)

Plus bay window to the front. Adam style fireplace with marble in set and coal effect fire gas. Wall light points. Coved ceilings. TV cable points.

Dining Room 9' 5" x 8' 10" (2.87m x 2.69m)

Double radiator. Cove ceilings. Glazed double doors to:-

Conservatory 11' 8" x 8' 8" (3.55m x 2.64m)

Electric panel radiator. Woodstrip floor. UPVC double glazed doors to garden. Ceiling fan.

Kitchen 12' 0" x 9' 6" (3.65m x 2.89m)

Inset one and half bowl stainless steel sink unit set into worktops. Wall and base units with cupboards and drawers below. Part tile walls. Vinyl floor. Built-in Neff oven. Hob and extractor hood. Space for dishwasher. Space for fridge freezer. Double radiator. Arch to:-

Utility Room 6' 8" x 4' 10" (2.03m x 1.47m)

Inset single drainer stainless steel sink unit with cupboard below. Wall cupboards. Part tile walls. Vinyl floor. Plumbing for washing machine. Space for dryer. Glowworm gas fired central heating boiler. UPVC double glazed door to the side.

First Floor Landing

Access to loft. Airing cupboard with factory lagged cylinder and immersion heater.

Bedroom One 12' 1" x 11' 10" (3.68m x 3.60m)

Radiator. Wall light points. Double wardrobe cupboards.

Ensuite Showe room

Fully tiled shower cubicle with stainless steel controls. Glazed door. Low level WC, pedestal wash hand basin. Radiator. Extractor fan. Spotlights.

Bedroom Two 10' 0" x 9' 6" (3.05m x 2.89m)

Radiator. Double wardrobe. Cupboard.

Bedroom Three 9' 6" x 8' 6" (1.83m x 2.59m)

Radiator. Access to eaves storage.

Bedroom Four 11' 3" x 6' 10" (3.43m x 2.08m)

Radiator. Spotlights.

Bathroom

Panel bath with stainless steel mixer taps with shower attachment. Fully tiled splashback. Pedestal wash hand basin. Low level WC. Radiator. Part tile walls. Extractor fan.

Exterior

Front Gardens

Laid to lawns with Mcadam driveway. Parking for 2+ cars. Shrubs and trees. Garage up and over door. Light.

Garage 16' 8" x 8' 3" (5.08m x 2.51m)

Light. Personnel door. Cupboards.

Rear Gardens

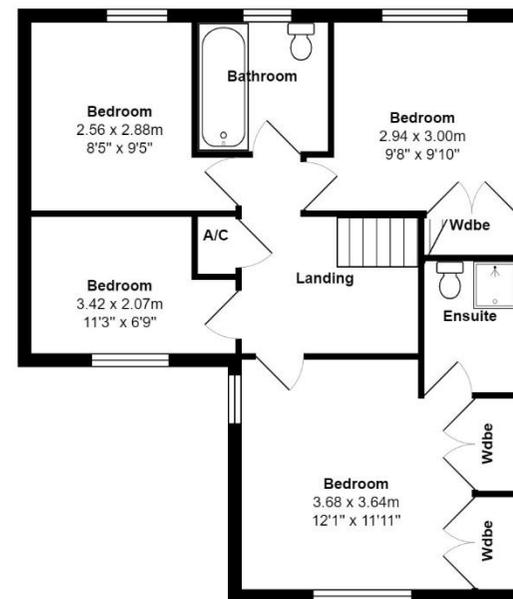
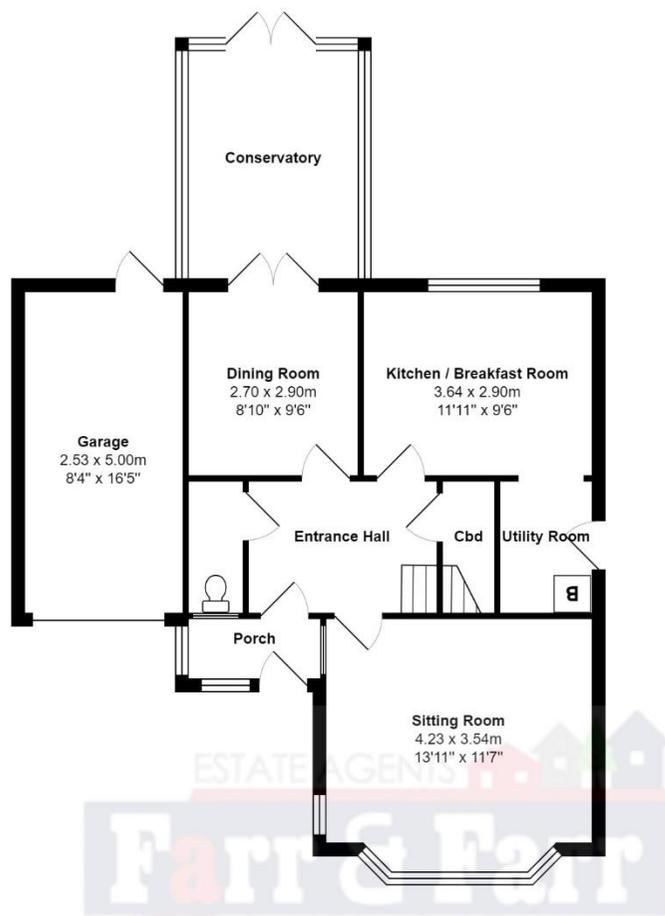
Of a good size. Mature landscapes with two areas of terrace. Borders and rockery all enclosed by close board fencing giving a good deal of seclusion. Outside security light.

Agents Note

EPC: D Council Tax: E



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



Approx Total Area: 132.4 m² ... 1425 ft²

Drawn by: www.gloucesterenergysolutions.co.uk.
 This plan is for layout guidance only. Not drawn to scale, unless stated.
 Windows and door openings are approximate.
 Whilst every care is taken in the preparation of this plan, Gloucester Energy Solutions cannot accept any responsibility for any errors or omissions, please check all dimensions, shapes and compass bearings before making any decisions based upon this plan.

These particulars are set out as a general outline and does not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

City Centre

2a Worcester Street
 Gloucester GL1 3AA
 ☎ 01452 500025
 ✉ enquiries@farrandfarr.co.uk

Hucclecote

50 Hucclecote Road
 Gloucester GL3 3RT
 ☎ 01452 613355
 ✉ hucclecote@farrandfarr.co.uk

Longlevens

125 Cheltenham Road
 Gloucester GL2 0JQ
 ☎ 01452 380444
 ✉ longlevens@farrandfarr.co.uk

Lettings

40 Oxstalls Way
 Gloucester GL2 9JQ
 ☎ 01452 238298
 ✉ lettings@farrandfarr.co.uk