



1 Willowtree Court, Stroud Road, Gloucester, GL1 5NG

£725,000

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Farr & Farr Sales Lettings 

**1 Willowtree Court, Stroud Road,
Gloucester,**

GL1 5NG

£725,000

**A PARTICULARLY FINE MODERN DETACHED
HOUSE OF LOVELY PROPORTIONS SET IN A
SURPRISINGLY QUIET AND HIDDEN POSITION**

Willowtree Court is a private and gated road serving only two properties and is set off the popular Stroud Road just over a mile to the south of Gloucester city centre. Some of the areas most highly regarded schools are within walking distance, the exciting Docklands development of the quays is close by as is the cathedral and city centre and access to the M5 with its fast routes both to the north and south is only a short drive. Number 1 was built approximately 15 years ago to very high standards using a great deal of oak giving character but also combining state of the art lighting and underfloor gas heating systems throughout. The kitchen/dining/family room measures 32' in length and is equipped with ovens, washing machines, dishwasher, wine coolers and coffee makers, it adjoins the gardens with bifold doors. All four bedrooms are doubles with the master having its own Juliet balcony and large wet room style bathroom. The exterior is private with a secure drive and electronic gates. There is a lovely front garden with detached double garage with studio above, ideal for work room and very private gardens to the rear.

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ENTRANCE HALL

Oak entrance door with matching side slips to very impressive double height vaulted ceiling. Polished Italian tiled floor. Oak turning staircase to gallery landing with glass balustrades with an abundance of spotlighting and round top window to the front.

CLOAKROOM

Wash hand basin. Low-level WC with conceal system. Part tiled walls. Extractor fan. Spotlights. Polished tiled floor.

SITTING ROOM 19' 6" x 14' 9" (5.94m x 4.49m)

Contemporary hole in the wall style fireplace. TV point with built-in speakers. Four wall light points. Windows to the front, side and triple bifold doors in oak to the rear gardens.

KITCHEN/DINER 32' 5" x 13' 10" (9.87m x 4.21m)

Kitchen area, comprehensively fitted with oak fronted units set under granite worktops with one and a half stainless steel sink and mixer taps. Peninsula unit with cupboards and drawers. Built-in Belling range cooker. Wine cooler. Integral dishwasher and washing machine/ dryer. Microwave and coffee machine. Stainless steel back plate and extractor hood. Glass fronted crockery cupboards. Inset ceiling spotlights. Space for an American fridge/freezer with peninsula bar divide to dining area with polished tiled floors. Bifold doors to terrace and garden.

STUDY 10' 0" x 9' 9" (3.05m x 2.97m)

Polished tiled floor. Large double store cupboard. Built-in workstation with worktop and cupboards to either side and below. Inset ceiling spotlights. TV point. Double oak French doors to terrace and garden.

LANDING

Banister and glazed side panels. Vaulted ceiling. Inset ceiling spotlights. Windows to the front.

BEDROOM 1 14' 3" x 12' 3" (4.34m x 3.73m)

Dressing corridor entrance with large double wardrobe cupboard with mirrored sliding doors. Window to the side. Double glazed oak doors overlooking the garden with Juliet balcony. Wall light point.

ENSUITE SHOWER ROOM

A very good size with wet room style shower with stainless steel double headed controls and built-in cassette. Extractor fan. Ceiling spotlights. WC with concealed system. Vanity unit with wash hand and storage below. Contemporary stainless steel towel rail/radiator.

BEDROOM 2 11' 7" x 9' 6" (3.53m x 2.89m)

Large walk in airing cupboard with factory lagged cylinder, immersion heater and time clocks with storage area to the side.

BEDROOM 3 10' 6" x 9' 6" (3.20m x 2.89m)

Spotlights.

BEDROOM 4 11' 6" x 9' 6" (3.50m x 2.89m)

BATHROOM 10' 3" x 9' 5" (3.12m x 2.87m)

Beautifully fitted with stone tiled walling and matching floor with double ended pannelled bath with central mixer tap. Separate wet room style shower with stainless steel cassette. WC with concealed cistern. Double vanity unit with two wash hand basins with storage below. Wall mirror. Inset ceiling spotlights. Recess lighting. Extractor fan.

EXTERIOR

Approached via a private drive with electric gates with parking and turning for multiple cars. Front gardens, high laurel hedge to give privacy. Second set of double gates leading into wide brick paved path to front door and paths to either side. Good areas of lawns. Raised flowerbeds. Outside lighting. Low walling. Rear gardens of a very good size and surprisingly peaceful with large area of stone paved terrace and adjoining brick pavia area. Predominantly laid to lawns with mature hedge and gravel borders giving complete privacy. Outside lighting and taps. Silverbirch and weeping willow trees.

DETACHED GARAGE BLOCK 18' 6" x 17' 7" (5.63m x 5.36m)

Power and light. Two up and over doors. Staircase with separate personnel door to:-

STUDIO 17' 6" x 14' 0" (5.33m x 4.26m)

Inset ceiling spotlights. Power. TV points. Three Velux windows.

AGENTS NOTE

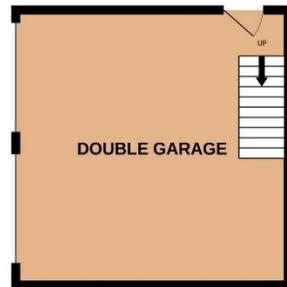
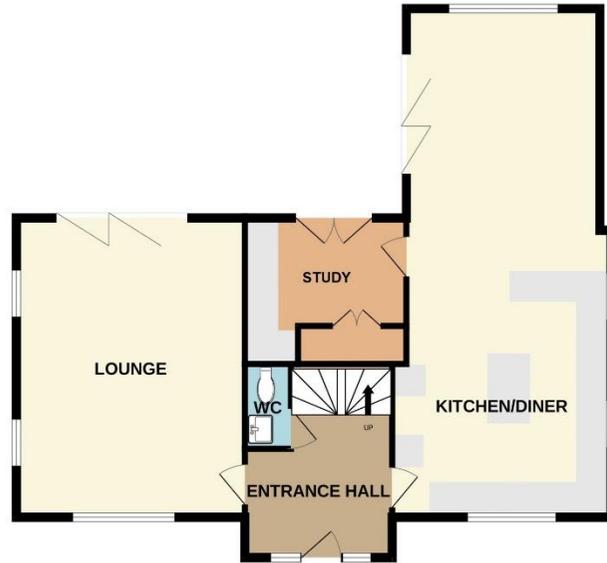
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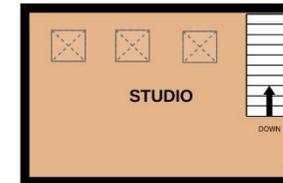




GROUND FLOOR



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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