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22 Byfords Road, Huntley, Gloucester, GL19 3EL

£495,000

Ref: LG24653

A QUITE EXCEPTIONAL AND INDIVIDUAL DETACHED BUNGALOW IN A QUIET POSITION ON THE EDGE OF THIS VILLAGE WITH BEAUTIFUL VIEWS OVER THE GENTLE VALLEY TO WOODLANDS

The property, built to an individual design has been beautifully maintained and upgraded over the years and offers large accommodation but is not only well planned but also flows as it should. Internally there are 3 double bedrooms as well as a good sized shower room with a sitting room and separate dining room, a good sized conservatory and a kitchen large enough to eat in. Additionally it is heated by oil, has double glazing throughout and to the exterior there are delightful landscaped rear gardens which enjoy far reaching views over the valley to the Woodlands beyond. Huntley is a popular village approximately 8 miles to the West of Gloucester with a thriving community and very good transport facilities to Ross on Wye, Hereford and Gloucester as well as the M5 motorway



ACCOMMODATION

ENTRANCE HALL

Upvc double glazed front door. Two radiators. Access to loft with retractable ladder. Two cloaks cupboards. Airing cupboard with lagged copper cylinder, immersion heater with shelved linen cupboard to the side.

CLOAKROOM

Low level W.C with corner wash hand basin. Part tiled walls.

SITTING ROOM 14' 4" x 16' 2" (4.37m x 4.92m)

Polished marble fireplace. Four wall light points. Radiator. T.V point. Large picture window. French door to:-

CONSERVATORY 10' 6" x 23' 7" (3.20m x 7.18m)

Predominantly glazed with Upvc double glazed sliding patio doors to terrace. Area with fuel store. Upvc double glazed door to the side. Door to boiler room and garage.

DINING ROOM 11' 9" x 11' 0" (3.58m x 3.35m)(Max)

Radiator. Four wall light points.

KITCHEN/BREAKFAST ROOM 16' 2" x 15' 6" (4.92m x 4.72m)(Max)

Kitchen area with an abundance of cupboards with worktops and wall units. Inset stainless steel 2 1/2 bowl sink unit with mixer taps. Plumbing for dishwasher. Space for fridge/freezer. Neff double oven and electric hob. Radiator. Breakfast bar divide to breakfast area with space for a table. Three radiators. Large walk in larder cupboard with multiple shelving and folding doors. Upvc sliding patio doors to terrace and garden.

BEDROOM 1 12' 0" x 9' 8" (3.65m x 2.94m)

Complete range of high quality wardrobe cupboards with matching dressing table and bedside units. Bay window to the front. Radiator.

BEDROOM 2 11' 0" x 10' 0" (3.35m x 3.05m)

Radiator. Two built in wardrobe cupboards.

BEDROOM 3 10' 0" x 9' 0" (3.05m x 2.74m)

Recess for wardrobe currently used as a desk with cupboards below and above. Radiator.

SHOWER ROOM

Large shower in wet room style with glazed screen and stainless steel controls. Wash hand basin. Low level W.C. Bidet. Fully tiled walls. Tiled floor. Radiator. Spotlights.

EXTERIOR

Front gardens predominantly laid to lawns with recently laid path to front door. Side access and driveway. Rear gardens of a very good size and beautifully landscaped. Side access to both sides. Brick built garden store. Concealed oil tank.

GARAGE 18' 8" x 9' 0" (5.69m x 2.74m)

Electric up and over. Light. Power. Access to loft. Shelving. Door to:-

BOILER ROOM/WORKSHOP

Worcester Oil fired central heating boiler. Shelving. Central heating time clocks. Door to conservatory.

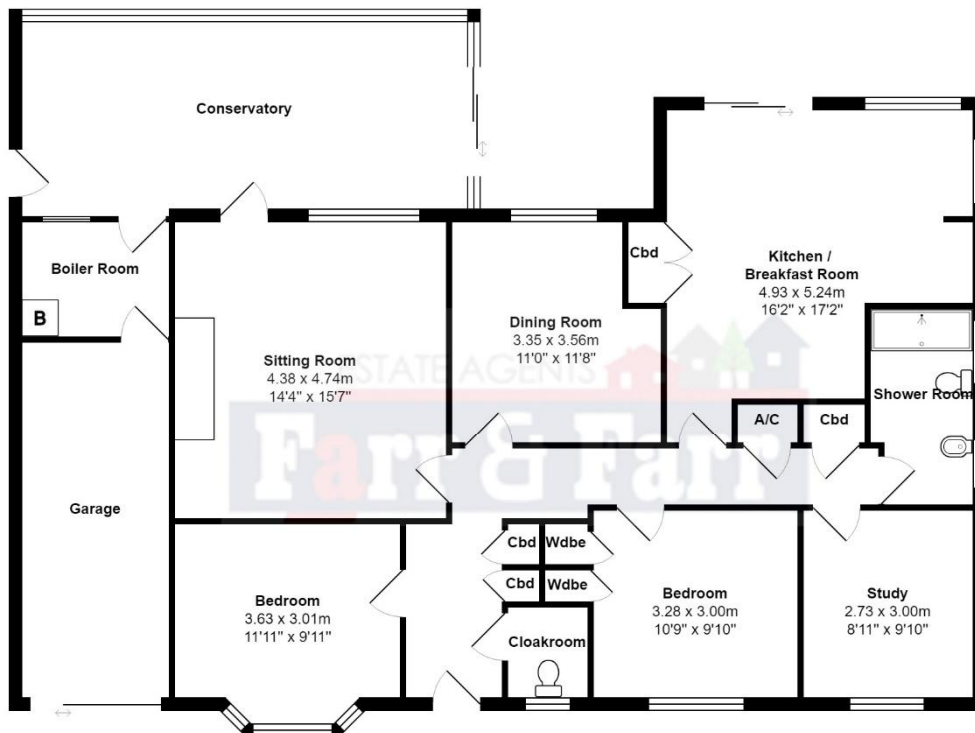
AGENTS NOTE

EPC: E-51

COUNCIL TAX: D







Approx Total Area: 149.8 m² ... 1613 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.

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