



306 Glebelands Road

Sale

Offers Over £675,000

**GASCOIGNE  
HALMAN**

THE AREA'S LEADING ESTATE AGENCY





# 306 Glebelands Road

Sale

Stunning semi-detached with four/five bedrooms, two modern bathrooms, open-plan living, stylish kitchen, bi-fold doors, large garden, off-road parking, and flexible reception areas.

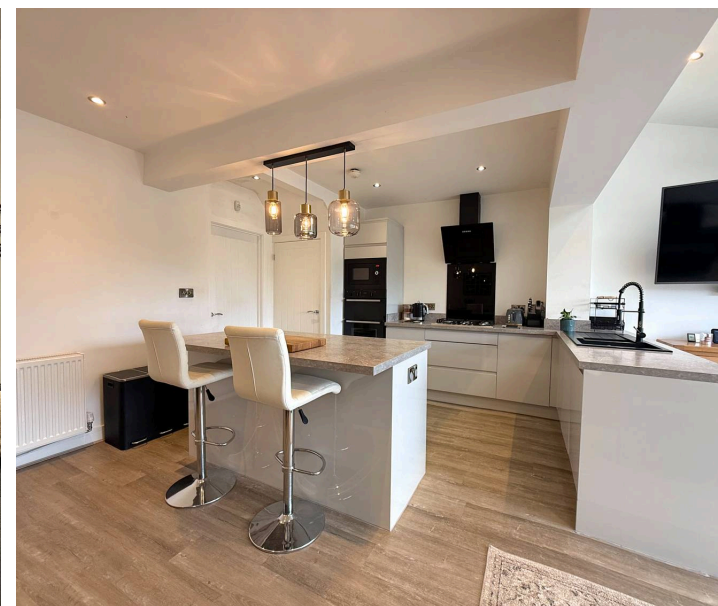
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Off-road parking with paved driveway
- Cosy living room with bay window and fireplace
- Contemporary entrance hallway with coloured glass front door
- Spacious open plan kitchen living area
- Bi-fold doors and skylights for abundant natural light
- Modern kitchen with island and integrated appliances
- Modern bathrooms with walk-in shower and marble-effect tiling
- Spacious patio with outdoor seating and barbeque area
- Expansive private garden with mature trees and rural views

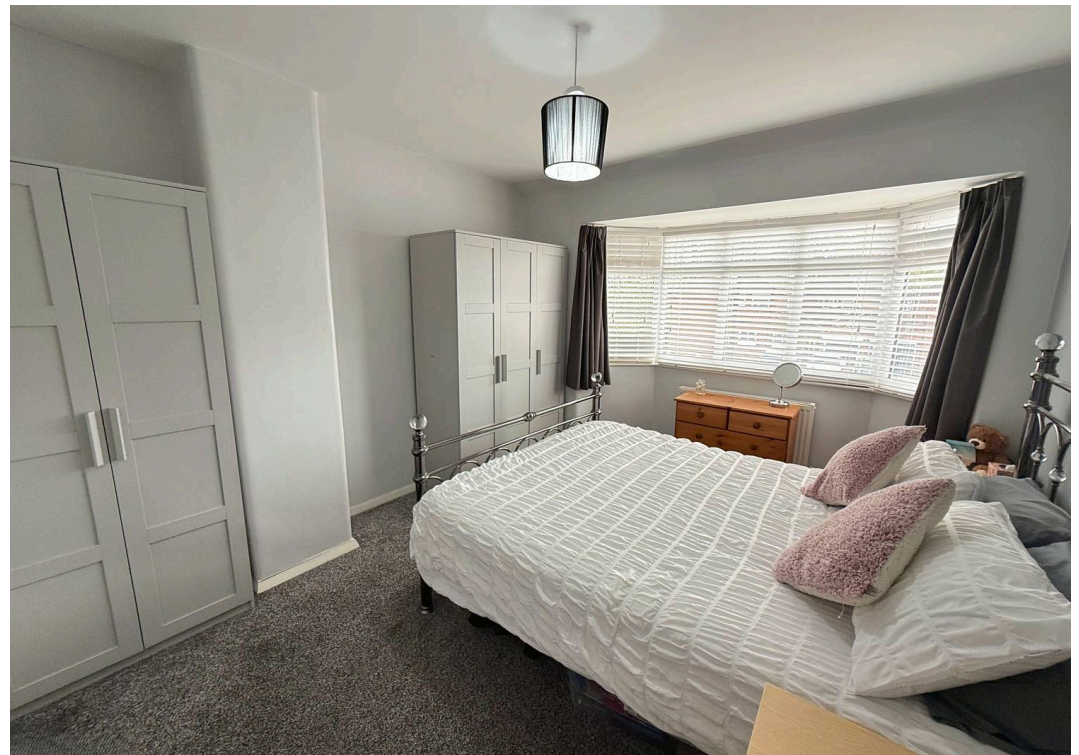


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Sale

This beautifully presented semi-detached house offers four/five spacious bedrooms, two modern bathrooms, and a spacious living, kitchen and dining area, all finished to a high contemporary standard. The property boasts striking kerb appeal with a modern brick and rendered exterior, complemented by a neatly paved off-road parking area and a well-maintained rear garden. Upon entering, you are greeted by a welcoming hallway with a stylish front door featuring decorative coloured glass, leading through to the heart of the home - a stunning open plan kitchen, dining, and living area. The kitchen is of modern design, with sleek integrated appliances, a stylish island with breakfast bar, pendant lighting, and ample counter space. Bi-folding doors, as well as multiple skylights, flood the ground floor with natural light and provide seamless access to the expansive garden and patio areas, creating an exceptional indoor-outdoor living experience.







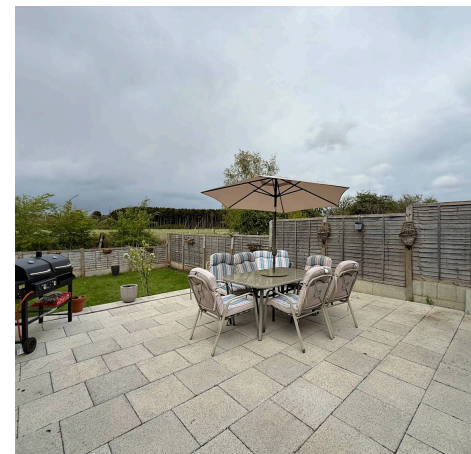




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## Sale

The property's additional features are designed for both comfort and practicality. Multiple reception areas offer flexibility for entertaining or family relaxation, including a cosy living room with a classic fireplace/woodburner and a bay window, as well as a dedicated home bar area with direct patio access - perfect for social gatherings. The bedrooms are generously proportioned and benefit from large windows, and neutral décor, ensuring light-filled and restful retreats. Both bathrooms are stylishly appointed, offering a modern walk-in shower, luxurious bath-tub options, marble-effect tiling, heated towel rails, and ample storage. The outdoor spaces are a standout, featuring a spacious, well-maintained lawn, mature trees, a large patio area with plentiful seating and a barbeque setup, and picturesque rural views. The fully fenced garden ensures privacy and safety for families and pets, while the bi-fold doors enhance the connection between the interior and exterior spaces. Additional touches such as modern lighting, built-in storage solutions, wood and laminate flooring, and a practical utility space complete this impressive home - making it ideal for modern family living and effortless entertaining.

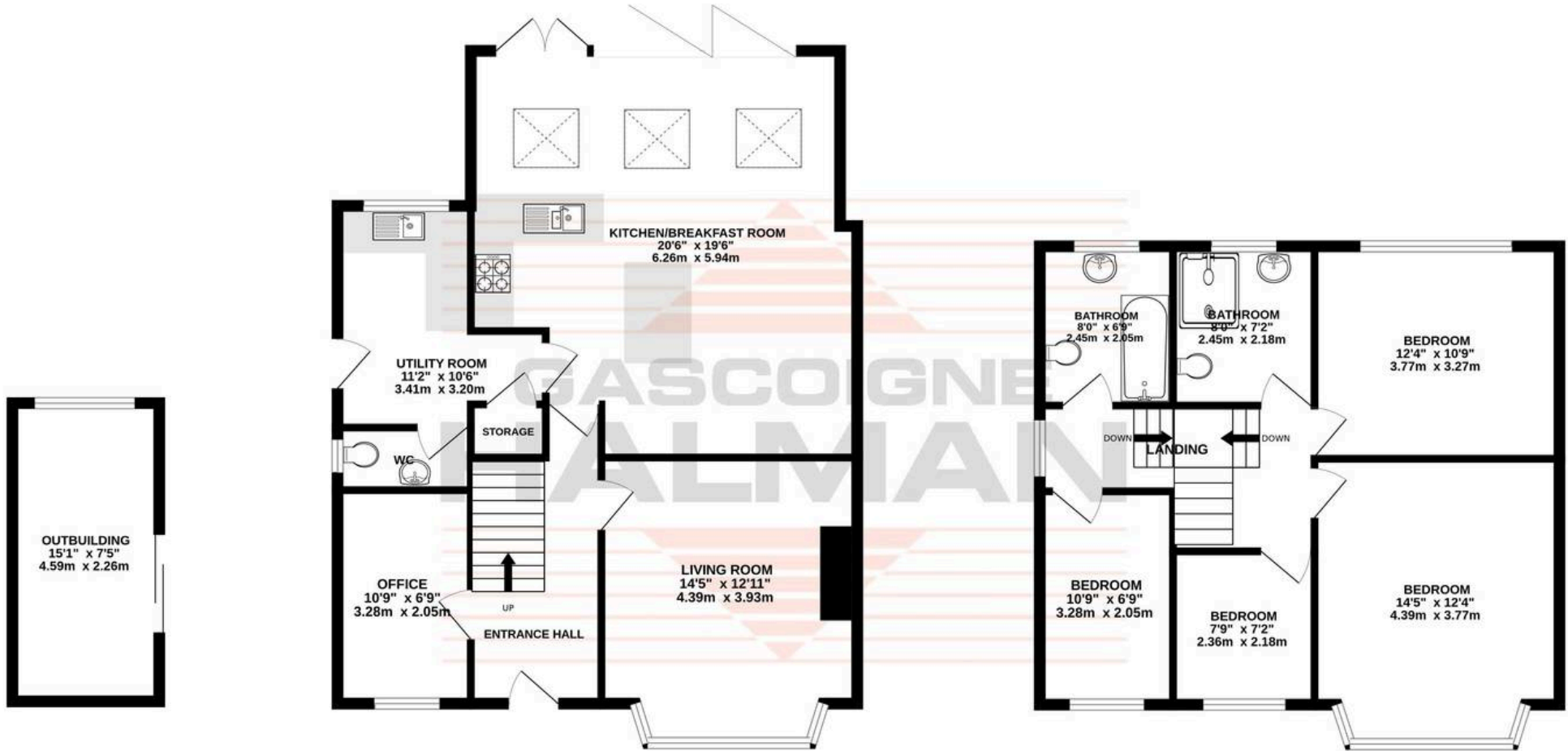




OUTBUILDING  
112 sq.ft. (10.4 sq.m.) approx.

GROUND FLOOR  
814 sq.ft. (75.9 sq.m.) approx.

1ST FLOOR  
624 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA : 1550 sq.ft. (144.0 sq.m.) approx.

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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