

ESTATE AGENTS



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PRICE : £475,000

REF : LG23557/JF

**34 FOX ELMS ROAD
TUFFLEY
GLOUCESTER
GL4 0BG**



**A HIGHLY INDIVIDUAL, MODERN DETACHED FAMILY
HOME OF REVERSED ACCOMMODATION
WITH THE MOST OUTSTANDING VIEWS
FROM THE SEVERN BRIDGE TO MAYHILL**

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34 FOX ELMS ROAD, TUFFLEY, GLOUCESTER, GL4 0BG

Number 34 was built approximately 15 years ago by a well known and respected local builder in his own occupation. The property is an “upside down house” set over three floors of which the top two floors enjoy the most accurate views across the Severn Vale. All four bedrooms are doubles, the master having a luxury recently fitted en-suite, the sitting-room on the top floor has a large balcony and the kitchen is beautifully fitted. Additionally, to the ground floor there is a 30ft gym with hot tub, sauna and cloakroom which adjoins a large utility room which could easily be used as a self-contained annexe / Home Office / or hobbies. There is ample parking as well as a garage but is fully lined and could be used as further accommodation as well as level private gardens.

Fox Elms Road is a delightful and quiet road of a variety of style of properties on the upper slopes of Robinswood Hill with direct access and lovely walks in the country park. Gloucester city centre is approximately 2.5 miles to the north and access to the M5 is within easy reach.

4 DOUBLE BEDROOMS; LARGE MASTER WITH LUXURY EN-SUITE SHOWER ROOM; FAMILY BATHROOM; SITTING ROOM WITH BALCONY; WELL FITTED KITCHEN / DINER; LARGE UTILITY ROOM; 30FT GYM WITH HOT TUB, SAUNA AND CLOAKROOM; GAS CENTRAL HEATING; UPVC DOUBLE GLAZING; GARAGE; LARGE BRICK PAVIA DRIVE; SOUTH WESTERLY BACKING LEVEL GARDENS

TOP FLOOR LANDING :

Composite front door. Staircase to middle floor.

CLOAKROOM :

Low level WC. Wash hand basin. Deep airing cupboard with factory lagged cylinder with pressure unit and gas fired central heating boiler.

SITTING ROOM : 18'8 x 14'4.

Stainless steel fireplace with timber beam. High-quality wood effect laminate flooring. Double radiator. Coved ceilings. Wall light points. UPVC double glazed sliding patio doors to balcony with quite outstanding views from the Severn Bridge to Mayhill.



KITCHEN / DINER : 22' x 11'9.

Kitchen Area :

Inset one and a half bowl stainless steel sink unit with mixer tap set into worktops with cupboards and drawers below. Wall and base units with part tiled walls. Vinyl floor. Built-in Bosch double oven and microwave and four ring Neff gas hob and cooker hood. Space for fridge freezer. Built-in dishwasher and wine racks. Glass fronted crockery cupboards. Inset ceiling spotlights. Under unit lighting. Peninsular unit divide with breakfast bar to :

Dining Area :

Double radiator. Windows to the front and side. Vinyl floor. Double radiator. Two wall light points.



FIRST FLOOR LANDING :

Door to driveway. Wall light point. Coved ceilings. Inset ceiling spotlights. Double radiator. Staircase down to ground floor.

BEDROOM 3 : 13'4 x 12'.

Wood effect laminate floor. TV point. Double radiator.



BEDROOM 4 : 10'1 x 9'9.

Double radiator. Wood effect laminate flooring.

BATHROOM :

Of a very good size and beautifully fitted with white suite of panelled bath with curved screen and stainless steel high-level shower. Pedestal wash hand basin. Low-level WC. $\frac{3}{4}$ tiled walls. Vinyl floor. Stainless steel heated towel rail. Extractor fan. Inset ceiling spotlights.



GARAGE : 17'3 x 11'.

Fully lined and plastered. Window and door to balcony. Double up and over doors (could easily be converted into accommodation).

GROUND FLOOR LEVEL :

HALL :

Coved ceilings. Inset ceiling spotlights. Radiator. Wall light point. Understairs cupboard.

BEDROOM 1 : 15' x 15'.

Double radiator. Coved ceilings. Laminate flooring. TV point.



EN-SUITE SHOWER ROOM :

Of a very good size and recently refurbished with walk-in double shower with stainless steel double head controls. Vanity unit with wash basin and cupboards below. Low-level WC with concealed cistern. Fully tiled walls. Tiled floor. Extractor fan. Inset ceiling spotlights. Vertical heated towel rail / radiator. Backlit vanity mirror.



DRESSING ROOM : 10'9 x 6'4.

Spotlights. Radiator.

BEDROOM 2 : 15'6 x 10'8.

Double radiator. Laminate flooring. TV and telephone points.



UTILITY ROOM : 16'3 x 14 + recess.

Wall units. Inset sink in stainless steel with cupboards and drawers below. Plumbing for washing machine. Space for dryer. Worktops. High-quality laminate flooring. Lighting. Double UPVC double glazed French doors to terrace and garden. Door to :



GYM : 31'3 x 13'2.

Wall and ceiling lighting.
Extractor fan. Electric
panelled radiators. Two
wall mirrors.



CLOAKROOM :

Low-level WC. Extractor fan.

Built-in large three seater hot tub. Tiled splashbacks and extractor above. Large walk-in store / changing room.

SAUNA : 6'2 x 4'9.

Seating, heater and light.

FRONT GARDENS :

Conifers and rockery with steps and driveway to parking and turning areas of brick pavia. Wall and wrought iron tops surround with outside carriage lights. Doors to middle floor and Silver Birch tree

REAR GARDENS :

South-westerly backing with full width paved terrace and additional decking. Timber garden shed. Steps to the front. Garden area of lawns with mixed deciduous and evergreen trees. Enclosed by close boarded fencing giving a great deal of privacy.





EPC RATING : D66

NOTE :

All measurements are approximate.

VIEWING STRICTLY BY APPOINTMENT THROUGH THE AGENT.