

ESTATE AGENTS



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PRICE: £389,950

REF: LG24276/JF

**12 FOXLEIGH CRESCENT
LONGLEVENS
GLOUCESTER
GL2 0XW**



A BEAUTIFULLY PRESENTED DETACHED FAMILY HOME OF AN UNUSUAL DESIGN SET IN A SMALL QUIET AND CONVENIENT CUL DE SAC

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12 FOXLEIGH CRESCENT, LONGLEVENS, GLOUCESTER

Foxleigh Crescent is a popular small cul de sac situated off Blackwater Way approximately 2 miles to the East of Gloucester City centre. Excellent local shopping within Longlevens, some of the most sought after schools and transport facilities are all close by and access to the M5 and Cheltenham are only a very short drive.

Number 12 has been recently refurbished to very high standards and with great taste in the current ownership and offers delightful individual family accommodation. All the bedrooms are of a good size, the master, having a recently refitted ensuite as well as a family bathroom. To the ground floor, there is a large lounge/dining room which adjoins an equally large conservatory as well as a bedroom 4 or study and well fitted kitchen and cloakroom. It is heated by gas, has double glazing throughout and to the exterior, parking to the front for 3 cars and landscaped rear gardens

THREE/FOUR GOOD BEDROOMS: NEWLY FITTED ENSUITE SHOWER ROOM TO THE MASTER: RECENTLY REFITTED BATHROOM: GOOD SIZED LOUNGE/DINING ROOM: STUDY/BEDROOM FOUR: RECENTLY REFITTED KITCHEN: CLOAKROOM: 20' x 10' CONSERVATORY: GAS CENTRAL HEATING: UPVC DOUBLE GLAZING: AMPLE PARKING: LANDSCAPED GARDENS:

ENTRANCE PORCH:

Composite front door with leaded light and bevelled glass detail. Radiator. 15 light glazed door to:-

HALL:

Boxed radiator. High quality flooring.

CLOAKROOM:

Of a very good size and beautifully refitted. Low level W.C with concealed cistern with cupboards to one side and shelf above. Vanity unit with wash hand basin and mixer taps and cupboard below. High quality flooring. Vertical heated towel rail/radiator.

STUDY/BEDROOM 4: 15'5 x 8'4.

Double radiator. Window to the front. Triple wardrobe cupboard with sliding doors, one mirrored.



LOUNGE/DINER: 20' x 11'8.

Two boxed radiators. Lovely fireplace with log effect electric fire. Recess for T.V and soundbar. Upvc double glazed patio doors overlooking and to:-



CONSERVATORY: 20'6 x 9'7.

Tiled flooring. Double radiator. Two wall light points. Leaded light and coloured glass window tops. Double Upvc double glazed French doors to terrace and garden.



KITCHEN: 16'8 x 7'10.

Beautifully and recently finished with inset 1 ½ bowl sink unit with mixer taps, cupboards and drawers below. Wall and base units. Worktops. High quality splashbacks. Built in Neff double oven with four ring gas hob, extractor hood and light. Dishwasher and Bosch washing machine. Space for fridge/freezer. Contemporary vertical heated towel rail/radiator. Inset ceiling spotlights. Upvc double glazed door to the side. Vaillant gas fired central heating boiler concealed in cupboard.





FIRST FLOOR:

LANDING:

Access to loft. Shelved airing cupboard with radiator.

BEDROOM 1: 13'6 x 10'5.

Radiator. Large double wardrobe cupboard and mirrored sliding door.



ENSUITE SHOWER ROOM:

Beautifully and recently finished with fully tiled shower cubicle, Mira controls and glazed door. Low level W.C with concealed cistern. Vanity unit with wash hand basin and cupboard below. Lit medicine cabinet/mirror. Vertical heated towel rail in stainless steel. Extractor fan.



BEDROOM 2: 12'3 x 9'2.

Radiator.



BEDROOM 3: 9'5 x 8'1.

Radiator. Wardrobe cupboard.



BATHROOM:

White suite of panelled bath with mixer taps and separate electric shower with glazed screen and marbrex splashbacks. Pedestal wash hand basin. Low level W.C. Part tiled walls. Stainless steel vertical heated towel rail/radiator. Extractor fan.



EXTERIOR:

Front gardens predominantly laid to macadam with parking for 2 / 3 cars. Mature shrubs. Path to front door. Gated side access. Carriage light.

Rear gardens are well landscaped with terrace and lawns. Good area of terrace with shingle surround and covered pergola above. Shrub bed borders. Close boarded fencing. Concealed area for storage and two sheds.



EPC: TBC

AGENTS NOTE:

All room sizes are approximate

VIEWING STRICTLY BY APPOINTMENT THROUGH THE AGENT