



65 Lansdown Road, Gloucester, GL1 3JD

£695,000

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**Farr & Farr** Sales Lettings 



65 Lansdown Road, Gloucester,

GL1 3JD

£695,000

A 1930'S DETACHED HOME THAT HAS BEEN MODERNISED AND SIGNIFICANTLY EXTENDED TO OFFER SURPRISINGLY LARGE FAMILY ACCOMMODATION ADJOINING OPEN PLAYING FIELDS

Lansdown Road is a very popular tree line cul-de-sac, of predominantly individual properties situated just over 1/2 a mile to the North East of Gloucester city centre. Some of the areas most highly regarded schools are within walking distance and local shopping is close by. Gloucester rugby and the exciting docklands developments are within easy reach and Cheltenham and the M5 is only a short drive. Number 65 has been tastefully remodelled, modernised and significantly extended by the current owners over the last four years and offers very practical large family accommodation. There are 4/5 bedrooms, a good size ensuite to the master and lovely family bathroom. To the ground floor a formal sitting room, good hall and large L-shaped dining/sitting/kitchen which adjoins and overlooks the landscaped gardens. It is heated by gas with a recent boiler, has UPVC double glazing to the property and ample parking to the front with large garage and gym.

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#### ENTRANCE PORCH

Double UPVC double glazed front door. Quarry tiled floor. Original oak front door to:-

#### ENTRANCE HALL

Oak strip flooring, Coved ceiling. Double radiator. Cloaks cupboard.

#### CLOAKROOM

WC. Wash hand basin with cupboard below. 3/4 tiled walls. Vinyl tiled floor. Consumer box. Spotlights. Towel rail/radiator.

#### SITTING ROOM 15' 6" x 13' 6" (4.72m x 4.11m)

Bay windows at the front with stone mullions. Contemporary vertical radiator.

#### KITCHEN/DINING/SITTING AREA 30' 7" x 27' 7" (9.31m x 8.40m)

("L" SHAPED). Dining area with high-quality flooring. Spotlights. Door from Hall. Coved ceilings. Arch to:- Sitting area with high-quality flooring. TV point. Complete wall of triple sliding glazed doors to terrace and garden. Large roof lantern. Door to playroom and opening to:- Kitchen area with beautifully and recently refurbished with a range of wall and base units with marble worktops, cupboards and drawers below. Built-in double Belfast sink with mixer taps. Space in recessed fireplace for cooking range. Built-in wine racks. Space for large fridge/freezer. Peninsula unit with oak and granite worktops with cupboards and drawers below. Breakfast bar. Windows to the side and rear. Ceiling spotlights. Underfloor heating throughout. Door to:-

#### UTILITY ROOM 7' 6" x 8' 3" (2.28m x 2.51m)

Worktops with inset sink unit and cupboards below. Plumbing for washing machine. Space for dryer. Full height shelved wall units. High-quality flooring. Radiator. Inset ceiling spotlights and UPVC double glazed door to side.

#### GYM/PLAYROOM 16' 6" x 10' 6" (5.03m x 3.20m)

Power and light. Half glazed double glazed door to garden. Door to garage.

#### LANDING

Flank window with views over playing fields. Radiator. Staircase to second floor.

#### BEDROOM 1 15' 8" x 14' 0" (4.77m x 4.26m)

Bay window to the front with stone mullions. Built-in window seat with cupboards and drawers below. Three double and one single built-in wardrobe, cupboards and drawers. Radiator in a Victorian style.

#### ENSUITE

Shower cubicle, fully tiled with double headed controls and glazed sliding doors. Vinyl floor. Access to store cupboard. Inset ceiling spotlights. Heated towel rail. Extractor fan.

#### BEDROOM 2 11' 2" x 10' 2" (3.40m x 3.10m)

Double radiator. Window to the side and double glazed French door with built-in blind to **balcony** 12' x 7' with glazed surrounds offering views of the playing fields and gardens.

#### BEDROOM 3 10' 7" x 11' 6" (3.22m x 3.50m)

Radiator. Shelved store cupboard.

#### BEDROOM 4 8' 6" x 7' 3" (2.59m x 2.21m)

Views overplaying fields. Built-in wardrobe cupboard. Vertical radiator.

#### BATHROOM

Very well fitted in a Victorian style with double pedestal sinks, bath with stainless steel mixer taps. Low level WC. Separate shower unit with glazed screens and tiling.

#### SECOND FLOOR

#### PLAYROOM/WORKROOM/OCCASIONAL BEDROOM 5 15' 7" x 11' 0" (4.75m x 3.35m)

Window. Access to eaves storage. Radiator.

#### EXTERIOR

Front gardens approached by driveway to 5 bar gate and good area of gravelled drive with parking and turning areas for several cars with hedges to either side, giving a good deal of privacy.

Rear gardens of 150' in length laid predominantly to lawns with full width split level, polished stone terrace and steps. Second area of round terrace with shrub beds to either side. Path. Trees, bushes and fencing, giving a great deal of seclusion. Tree and barked play area.

#### GARAGE 1 16' 6" x 9' 0" (5.03m x 2.74m)

Power. Light. Eaves storage. Up and over door.

#### GARAGE 2 16' 6" x 9' 0" (5.03m x 2.74m)

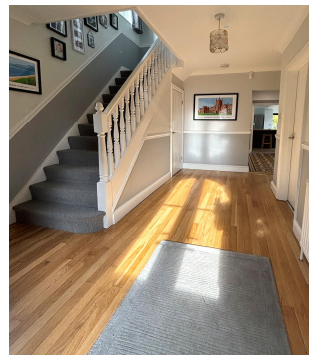
#### AGENTS NOTE

COUNCIL TAX: F

EPC: TBC

PLANNING CONSENT HAS BEEN SUBMITTED FOR A FRONT TWO STOREY FRONT AND SIDE EXTENSION Reference 24/00025/FUL

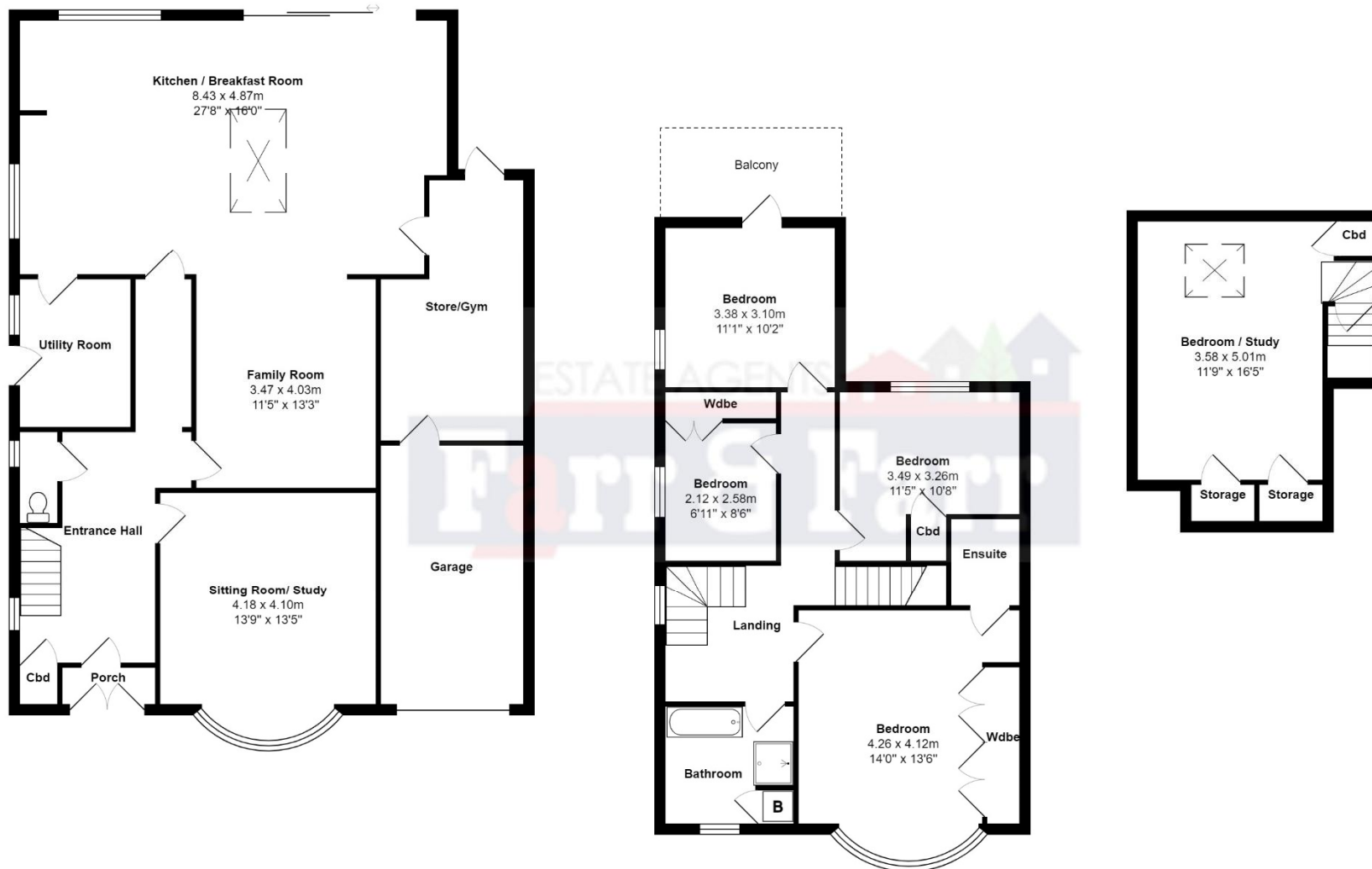












These particulars are set out as a general outline and does not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

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