



39 Cheltenham Road, Longlevens, Gloucester, GL2 0JF

OIEO £625,000

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Farr & Farr Sales & Lettings 

39 Cheltenham Road, Longlevens, Gloucester, GL2 0JF

OIEO £625,000

A QUITE EXCEPTIONAL DETACHED FAMILY HOME SET
IN ONE OF GLOUCESTER'S MOST POPULAR
RESIDENTIAL POSITIONS

Cheltenham Road is one of Gloucester's most popular residential road's situated under 1 mile to the east of the city centre. Some of the areas most sought after schools are within walking distance.

Good local shopping is close by and access to Cheltenham and the M5 is only a very short drive. Number 39 has been continually upgraded and significantly extended within the current ownership and offers quite exceptional family accommodation. All three bedrooms are good size doubles with the master, having its own dressing area and ensuite. To the ground floor there is a cosy sitting room at the front which opens onto the dining room which opens onto a spectacular living room/kitchen with bifold doors adjoining the landscaped gardens. Additionally, there is a cloakroom and utility room as well as a family bathroom to the first floor. To the exterior, there is ample parking to the front with electric sliding gate. To the rear, very private and interesting landscaped rear gardens together with a 22' gym/workshop and summer house/home office.

www.farrandfarr.co.uk

Entrance

UPVC double glazed front door with matching sides slip to porch. Large cloaks/store cupboard and arch to:-

Hall

Alarm controls. Polished tiled floor. Victorian style radiator.

Cloakroom

Low level WC. Wash hand basin. Polished tiled floor.

Sitting Room 15' 2" x 10' 0" (4.62m x 3.05m)

High-quality flooring. Bay window to the front. Victorian style radiator. TV point. Coved ceilings. Double 15 light bevelled glazed doors.

Dining Room 11' 0" x 13' 2" (3.35m x 4.01m)

High-quality flooring. Victorian style radiator. Inset ceiling spotlights. Lovely stone fireplace with cast iron insets. Wide arch to :-

Kitchen/Family Living Room 25' 6" x 15' 3" (7.77m x 4.64m)

Living area with high-quality flooring. TV point. Inset ceiling spotlights. Part vaulted ceiling with Velux windows. Contemporary vertical radiator. Bifold doors to terrace and garden. Kitchen area, very comprehensively fitted with island divide unit with inset ceramic 1 1/2 bowl sink unit with drainer and breakfast bars to either end. Dishwasher and cupboards below. Wall and base units with marble worktops with space for 110 cm cooking range. Backplate and range master cooker hood. Space for an American style double fridge/freezer. Sliding larder cupboard.

Utility Room 13' 0" x 7' 8" (3.96m x 2.34m)

Beautifully fitted with units comprising inset 1 1/2 bowl ceramic sink unit with drainer and mixer taps with cupboards below. Plumbing for washing machine and space for dryer. Cupboard housing recently installed Vaillant gas fired central heating boiler with broom and store cupboards. Inset ceiling spotlights. Quality flooring. Victorian style radiator. Window to the side.

First Floor

Landing

Round window to the front. Sunlight. Linen cupboard. Victorian style radiator.

Bedroom 1 14' 6" x 11' 4" (4.42m x 3.45m)

Victorian style radiator. Cable point. Built-in triple wardrobe cupboard with built-in bedside drawers. Walk in dressing area with two further double wardrobe cupboards and sunlight.

Ensuite

Large fully tiled shower cubicle with Mira electric shower and glazed screen. Low level WC. Pedestal wash hand basin. Half tiled walls. Tiled floor. Vertical heated towel rail/radiator. Stainless steel extractor fan and spotlights.

Bedroom 2 14' 0" x 10' 5" (4.26m x 3.17m)

Victorian style radiator. High-quality laminate flooring. Large double wardrobe cupboard with storage above. Spotlights. Dimmer switch.

Bedroom 3 13' 10" x 10' 3" (4.21m x 3.12m)

High-quality laminate flooring. Vertical radiator. Built-in triple wardrobe cupboards with storage above. Dimmer switch. Spotlights.

Bathroom

Very well fitted with double ended large panelled bath with mixer taps and separate shower attachment with recessed tiled shelving. Low-level W.C. Vanity unit. Wash hand basin and cupboards below. Corner shower unit with stainless steel controls and glazed sliding screen. Extractor fan. Spotlights. Vertical heated towel rail/radiator. Tiled floor and tiled walls.

Exterior

Front gardens, approached by an electric sliding gate with wall to the front with iron tops opening to gravel with parking for many cars. Side gate to wide side access to:- Rear gardens of a very good size, well landscaped and beautifully private with large area of full width curved paved terrace leading to winding path with shrubs to one side and large area of lawns. Mature trees and bushes. Outside lighting. Tap. Shrub beds and raised pond divide to a good second area of gardens, laid again to a large area of sun terrace with raised beds, gravelled borders, hedges and fencing giving near complete privacy. Path to concealed storage area. Outbuildings which include:-

Workshop/Gym 22' 6" x 11' 6" (6.85m x 3.50m)

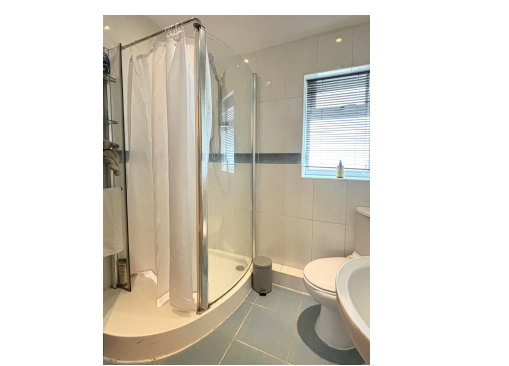
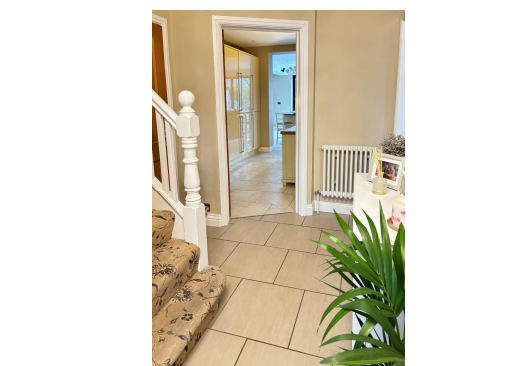
Double doors and windows to the front. Windows to the side. Beamed ceilings with spotlighting. TV points. Two electric radiators (ideal for many uses including Home office/ Gym).

Summer House 10' 0" x 11' 0" (3.05m x 3.35m)

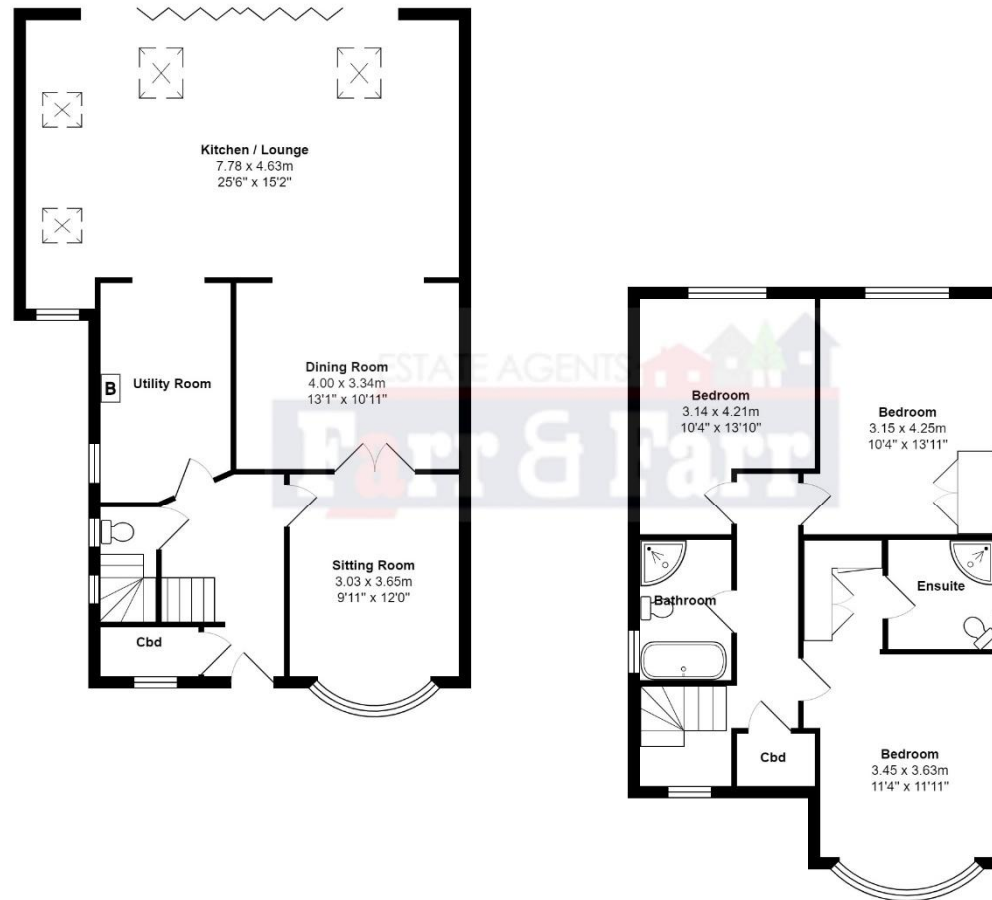
Large covered porch with light and double doors. Six spotlights. Window to both sides. Telephone point. Originally used as the owners office.

Agents Note

Council Tax: D
EPC: TBC







Approx Total Area: 144.5 m² ... 1556 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.

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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