



47 Windfall Way, Longlevens, Gloucester, GL2 0RP

£425,000

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Farr & Farr Sales Lettings 

47 Windfall Way, Longlevens,
Gloucester, GL2 0RP

£425,000

A MODERN DETACHED FAMILY HOME THAT
HAS BEEN BEAUTIFULLY MAINTAINED AND
TASTEFULLY REFURBISHED IN ITS CURRENT
OWNERSHIP

Windfall Way is a small and quiet cul-de-sac just off Elmbridge Road approximately 1 1/4 mile to the East of Gloucester city centre, some of the area's best schools, the hospital, railway station and Docklands development are all within an easy reach. Cheltenham and the M5 is only a short drive.

Number 47 has been the subject of tasteful refurbishment and decoration throughout in the current ownership and offers individual detached family accommodation in superb order throughout. All four bedrooms are doubles, the master having its own ensuite as well as a family bathroom. To the ground floor there is a large formal sitting room opening onto the gardens as well as a separate dining room and well fitted kitchen/breakfast room with a joining utility. It is heated by gas throughout, has double glazing with custom built Plantation shutters in each room and also benefits from high-quality flooring throughout. To the exterior, gardens although small, are very private and Southwest backing with an adjoining parking space and a garage.

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ENTRANCE HALL

Composite front door. High-quality flooring. Wall thermostat. Consumer box. Staircase to landing with good sized under stairs cupboard.

CLOAKROOM

Low level WC. Vanity unit with wash hand basin and cupboard below. Fully Marbrex walls. Fitted towel rail/radiator. Extractor fan. Spotlights. High quality flooring.

SITTING ROOM 23' 9" x 11' 7" (7.23m x 3.53m)

High-quality flooring. Double aspect with windows to the front and side. Upvc double glazed French doors to the terrace. Feature fireplace in stone with coal effect gas fire and tiled insets. Two radiators. Deep coved ceilings.

DINING ROOM 11' 0" x 9' 9" (3.35m x 2.97m)

High-quality flooring. Double aspect with windows to the side and front. Radiator. Coved ceiling.

KITCHEN/BREAKFAST ROOM 13' 8" x 10' 9" (4.16m x 3.27m)

Inset 1 and 1/2 bowl single drainer stainless steel sink unit set to worktops with cupboards and drawers below. Wall and base units. Part tiled walls. High-quality flooring. Built-in Smeg double oven and gas hob with extractor hood. Plumbing for dishwasher. Space for fridge/freezer. Radiator. Spotlights.

UTILITY ROOM 6' 0" x 6' 0" (1.83m x 1.83m)

Inset single stainless steel sink unit set into worktops with cupboard below. Plumbing for washing machine and space for dryer. Wall cupboards. Radiator. High-quality flooring. Vaillant gas central heating boiler. Extractor fan.

FIRST FLOOR LANDING

Of a good size. Radiator. Access to loft. Cupboard with factory lagged cylinder and immersion heater.

BEDROOM 1 10' 10" x 10' 2" (3.30m x 3.10m)

Radiator. 2 Double fitted wardrobes.

ENSUITE SHOWER ROOM

Large shower cubicle with stainless steel controls with glazed folding doors. Vanity unit with wash hand basin and cupboards below. Low level WC with concealed system with drawers to one side. Fully Marbrex walls. Ceiling spotlights. Extractor fan. Shaver point. Stainless steel heated towel rail.

BEDROOM 2 11' 8" x 10' 2" (3.55m x 3.10m)

2 Double fitted wardrobes. Double aspect with windows to the front and side. Radiator.

BEDROOM 3 11' 2" x 10' 8" (3.40m x 3.25m)

Radiator.

BEDROOM 4 11' 0" x 7' 6" (3.35m x 2.28m)

Double aspect. Radiator.

BATHROOM

White suite of panelled bath with mixer taps and separate stainless steel shower with glazed screen. Wash hand basin set into a vanity unit with cupboards below. Low level WC with concealed system and drawers. Vertical heated towel rail. Full Marbrex walls. Shaver point. Inset ceiling spotlights. Extractor fan.

EXTERIOR

Gardens to the South West of the property and very private with good area of paved and gravel terrace with dividing arbour to utility area. Paved area with gated rear access to parking space.

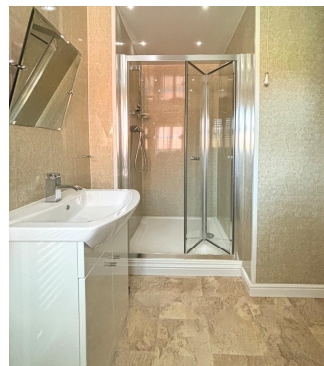
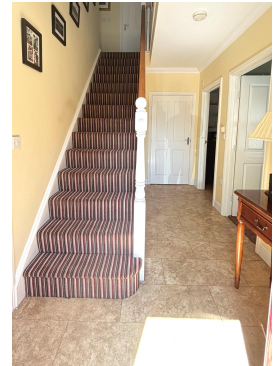
GARAGE

Up and over door, power and light.

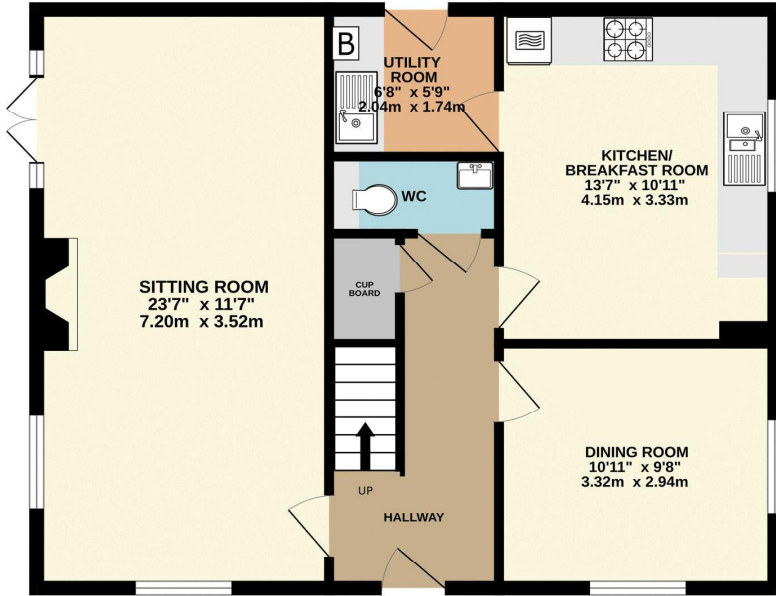
AGENTS NOTE

COUNCIL TAX: E

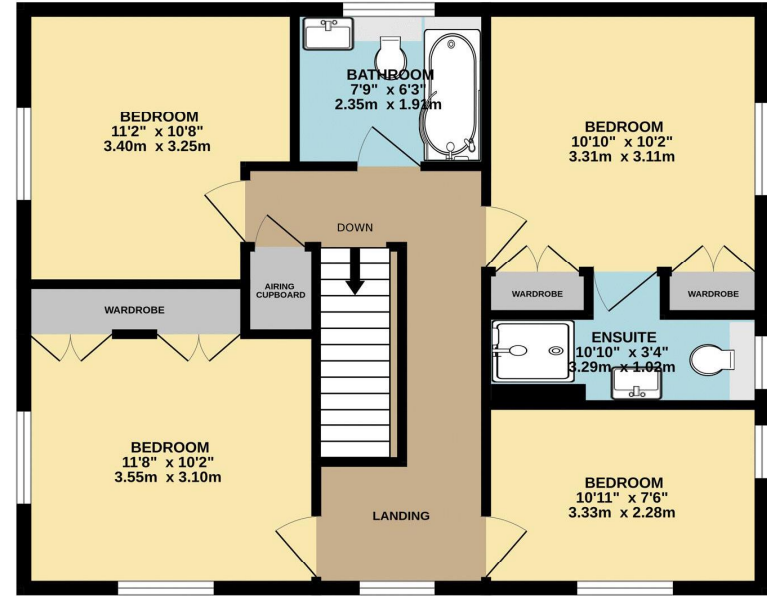
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR
681 sq.ft. (63.2 sq.m.) approx.



1ST FLOOR
686 sq.ft. (63.7 sq.m.) approx.



TOTAL FLOOR AREA : 1367 sq.ft. (127.0 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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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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