



238 Painswick Road, Gloucester, Gloucester, GL4 4QJ

£435,000

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Farr & Farr Sales Lettings 

238 Painswick Road, Gloucester,
GL4 4QJ

£435,000

A LOVELY DETACHED FAMILY HOME THAT
HAS BEEN BEAUTIFULLY UPGRADED AND
CONTINUALLY MAINTAINED AND EXTENDED
IN THE CURRENT OWNERSHIP

Number 238 is situated on the Painswick
Road approximately 1 1/2 mile to the South of
Gloucester City centre. Good schooling,
shops and transport facilities are all within
very easy reach. The property has been the
subject of complete upgrading and significant
extension to give highly practical and
beautifully laid out family accommodation.

The additions include a large family
room/sitting room which adjoins the dining
room and kitchen, a large conservatory and a
utility room to the rear of the half garage. The
master bedroom has a luxury ensuite and
there is a good sized family bathroom. To the
exterior, to the front, the gardens have been
landscaped for ease of maintenance in brick
paving and lawns. To the rear, are very private
and interestingly laid out.

www.farrandfarr.co.uk

ENTRANCE PORCH

Tiled floor. Light. Upvc double glazed front door to:-

ENTRANCE HALL

Of a very good size. Karndean flooring. Two contemporary radiators. Inset ceiling spotlights. Coved ceiling. Upvc double glazed door with wide side slip to rear garden. Staircase to landing with understairs cupboard.

CLOAKROOM

Beautifully fitted with wall mounted wash hand basin and wall mounted back to wall toilet. Fully tiled walls. Medicine cabinet with mirror front and light above and shaver point. Extractor fan. High quality flooring. Vertical heated towel rail/radiator in chrome. Karndean flooring.

LOUNGE 19' 9" x 11' 9" (6.02m x 3.58m)

Stone fireplace with coal effect gas fire. Four wall light points. Two double radiators. T.V point. Coved ceiling.

From hall door to:-

KITCHEN/ DINER/ FAMILY ROOM

DINING AREA 11' 6" x 9' 6" (3.50m x 2.89m)

Karndean flooring. Contemporary radiator. Built in cupboards with shelving. Wine cooler. Larder cupboard and drawers. Contemporary side board with cupboards and drawers. Inset ceiling spotlights. Coved ceiling. Arch to:-

FAMILY AREA 19' 6" x 12' 8" (5.94m x 3.86m)

Karndean flooring. Velux windows. Triple Bifold Upvc double glazed folding doors to covered terrace. Contemporary and double radiator. T.V point. Part vaulted ceiling.

KITCHEN AREA 11' 8" x 9' 6" (3.55m x 2.89m)

Beautifully fitted German kitchen with Corian worktops with backsplash and inset sink with stainless steel mixer taps. Built in Dedietrich Induction Four ring hob with concealed hood. Neff oven/microwave combination and Neff single oven. Integrated fridge and freezer to either side. Pan drawers. Wall and base units with drawers and cupboards above. Integrated dishwasher. Tambour unit concealing electrical devices with lights and power points internally. Breakfast bar with circular end housing further cupboards and drawers. Polished non slip porcelian tiled floor. Coved ceiling. Inset ceiling spotlights. T.V point. Wide Upvc double glazed French doors to:-

CONSERVATORY 20' 3" x 11' 4" (6.17m x 3.45m)

Three contemporary radiators. Wall light points. Double Upvc double glazed French doors to garden. Polished non slip porcelian tiled floor.

UTILITY ROOM 9' 6" x 8' 7" (2.89m x 2.61m)

Very comprehensively fitted with inset sink set into worktops with an abundance of high and low cupboards. Integrated Bosh washing machine. Shelving. Radiator. Vinyl flooring. Inset ceiling spotlights. Door to part garage.

LANDING

Large flank window. Radiator. Inset ceiling spotlights. Access to loft. Airing cupboard with large pressurised factory cylinder.

BEDROOM 1 19' 9" x 11' 9" (6.02m x 3.58m)

(max). Two ranges of triple and quadruple wardrobe cupboards with matching drawers. Radiator. Coved ceiling. Inset ceiling spotlights.

ENSUITE SHOWER ROOM

Good sized shower cubicle with built in seat and chrome controls with internal lighting and sliding doors. Vanity furniture with Corian worktops and integral sink. Floor standing back to wall toilet. Laminate wall boards. Chrome plated fittings. Wall cupboards and shelving. Pelmet lighting. Towel rail. Inset ceiling spotlights.

NOTE

Bedroom 1 was originally 2 bedrooms.

BEDROOM 2 11' 9" x 9' 8" (3.58m x 2.94m)

Built in range of wardrobe cupboards which are double and single. Overbed cupboards. Built in bedside drawers and shelving. Built in dressing table unit with drawers and mirror above. Radiator. Coved ceiling.

BEDROOM 3 11' 7" x 9' 6" (3.53m x 2.89m)

Two ranges of two double and two single wardrobe cupboards with overbed cupboards and matching bedside drawers. Radiator. Coved ceiling.

BATHROOM

Beautifully fitted with corner Whirlpool bath with contemporary taps and chrome shower. Vanity furniture with Corian worktops and integral sink. Concealed low level W.C with cupboard to the side. Fully tiled walls. Vinyl floor. Vertical heated towel rail/radiator. Inset ceiling spotlights. Medicine cabinet with mirror front and pelmet lighting. Karndean flooring. Chrome plated fittings.

EXTERIOR

Front gardens with gated side access. Rear gardens South Westerly backing and very private. Beautifully landscaped with large area of paved terrace with brick wall retained flower beds. Outside lighting and tap. Good area of lawns with brick built retained flower beds. Mature shrubs and trees. Area of composite decking, 3/4 covered with downlighters. Outside power. Further area of pavia path.

PART GARAGE

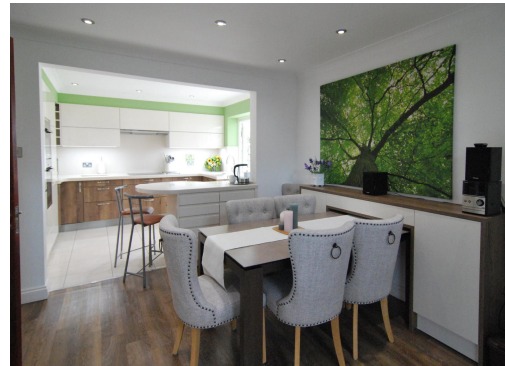
(Small). Roller door.

AGENTS NOTE

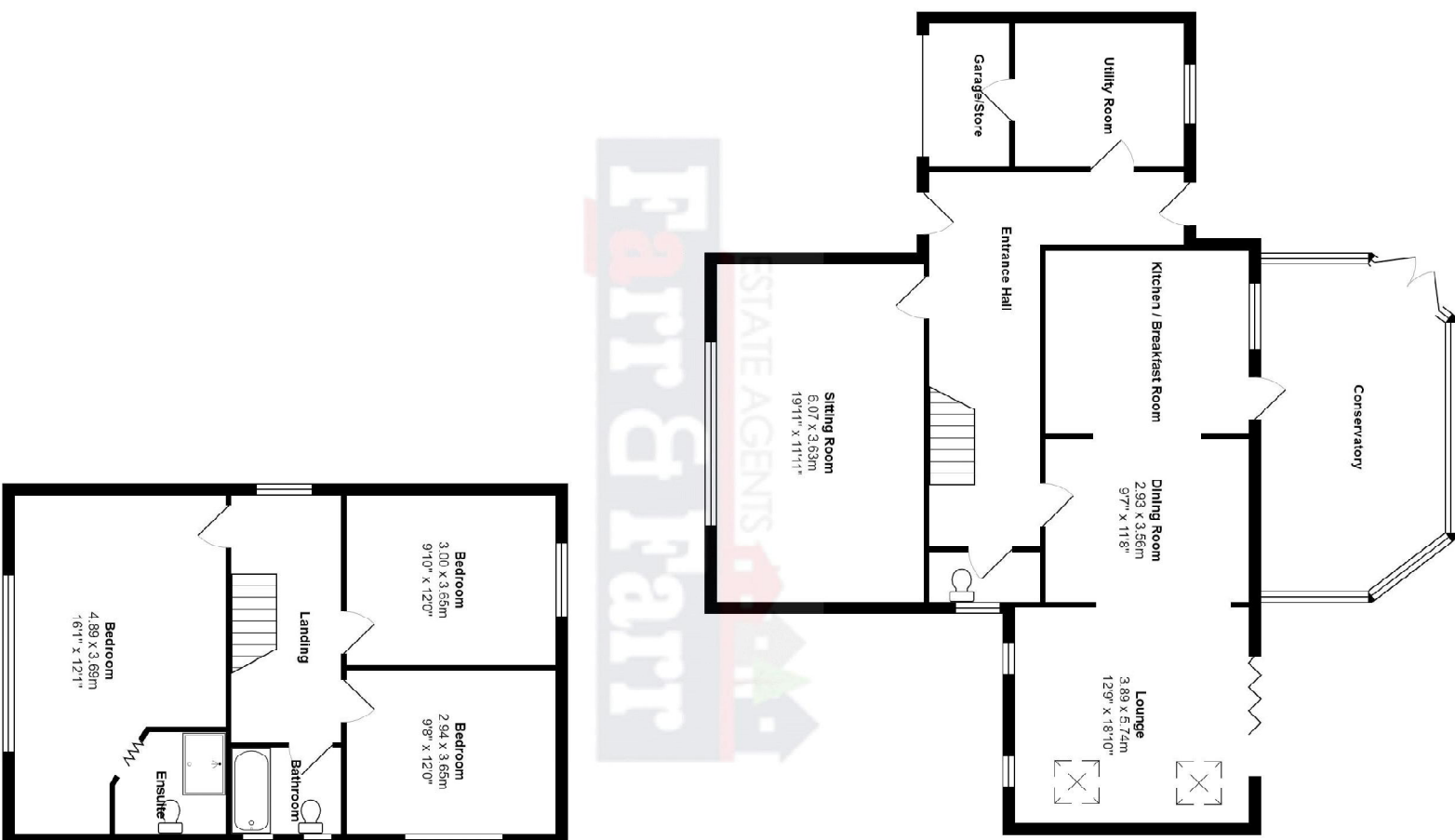
COUNCIL TAX: E

EPC: C-71

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		







Approx Total Area: 169.1 m² ... 1820 ft²

Drawn by: www.gloucesterenergy/solutions.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 measurements and

comparisons 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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