



31 Wellsprings Road, Longlevens, Gloucester, GL2 0NL

£445,000

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Farr & Farr Sales
Lettings

31 Wellsprings Road, Longlevens, Gloucester, GL2 0NL

£445,000

A LARGE 1930'S SEMI DETACHED FAMILY HOUSE
THAT HAS BEEN SIGNIFICANTLY EXTENDED AND
BEAUTIFULLY MAINTAINED BY A WELL
RESPECTED LOCAL BUILDER FOR HIS OWN
OCCUPATION

Wellsprings Road is a very popular tree-lined residential road situated just off the Cheltenham Road less than 1 mile to the East of Gloucester city centre. Some of the areas most sought after schools are close by and good local shopping is within an easy reach. Access to the exciting Docklands development, the Cathedral, Gloucester rugby and Cheltenham are only a short drive. Number 31 has been the subject of significant extension and complete modernisation to very high standards in the current ownership and offers very well planned practical family accommodation. Internally there are four bedrooms, bedroom three has its own ensuite as well as a luxury bathroom. To the ground floor, formal sitting room and large open plan "L" shaped lounge/family/kitchen which overlooks and adjoins the gardens. Additionally, there is a utility room and cloakroom and to the exterior off-road parking at the front and Westerley backing landscaped rear gardens with various useful outbuildings.

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ENTRANCE PORCH

Quarry tiled floor and hardwood front door with leaded light and bevelled glass detail and matching sides slips to:-

ENTRANCE HALL

High-quality flooring. Part panelled walls. Boxed radiator. Staircase to landing. Round window to the side. Understairs cupboard.

SITTING ROOM 13' 4" x 12' 6" (4.06m x 3.81m)

Timber fireplace with cast iron inserts. Double radiator. Built-in store cupboards. Part panelled walls. High-quality flooring. TV point.

SITTING AREA 11' 6" x 11' 5" (3.50m x 3.48m)

High-quality flooring. Fireplace with beam and woodburning stove. TV point. Wide arch to:-

KITCHEN/FAMILY ROOM 21' 0" x 17' 0" (6.40m x 5.18m)(Max).

Beautifully and recently refurbished to the highest of qualities with large peninsula unit with inset one and a half bowl stainless steel sink and mixer taps. Cupboards and pan drawers including wine racks and plate shelving below. Built-in dishwasher. Additional wall and base units with granite worktops with cooking range, glazed back plate, wide cooker hood, shelving and drawers. Space for an American style fridge/freezer. Victorian style radiator. Built-in matching dresser with glazed crockery cupboards, shelving, plate racks and drawers below. Two velux windows. Inset ceiling spotlights. Low level lighting. Window and double UPVC double glazed French doors to garden.

UTILITY ROOM 10' 0" x 7' 0" (3.05m x 2.13m)

Built in shelved cupboards and drawers. Worktops with plumbing for washing machine below. Wall shelves. Stone tiled walls. High-quality flooring. Radiator. Ceiling spot lights.

CLOAKROOM

Automatic light. Low-level WC. Wash hand basin. Tiled floor.

FIRST FLOOR

LANDING

Access to loft. Radiator. Shelving.

BEDROOM 1 13' 2" x 11' 0" (4.01m x 3.35m)

Bay window to the front. Radiator. Victorian cast iron fireplace.

BEDROOM 2 12' 0" x 11' 6" (3.65m x 3.50m)

Radiator. TV point.

BEDROOM 3 11' 9" x 8' 6" (3.58m x 2.59m)

Radiator. TV point. Inset ceiling spotlights.

ENSUITE SHOWER ROOM

Fully tiled shower cubicle with stainless steel shower. Wash hand basin with cupboards below. Low level WC. Inset ceiling spotlights. Extractor fan.

BEDROOM 4 7' 6" x 7' 6" (2.28m x 2.28m)

Radiator.

BATHROOM

Suite of panelled bath with mixer taps and a double headed shower attachment with tiled splashback and glazed screen. Vanity unit with wash hand basin and cupboards below. Low level WC. Half tiled walls. Vinyl floor. Victorian style radiator/heated rail. Inset ceiling spotlights and extractor fan.

EXTERIOR

Front gardens predominantly laid to brick pavia with parking for 3 cars. Heading to the front and fencing. Gated access to:-

Westerly backing rear garden with a good area of paved terracing and paths, two areas of lawns, flower and shrubs. Raised side pond with rockery area and raised decking. Mature trees and shrubs. Enclosed by fencing giving privacy. Outbuildings, including two good size sheds with power and light. Summer house.

AGENTS NOTE

COUNCIL TAX: C

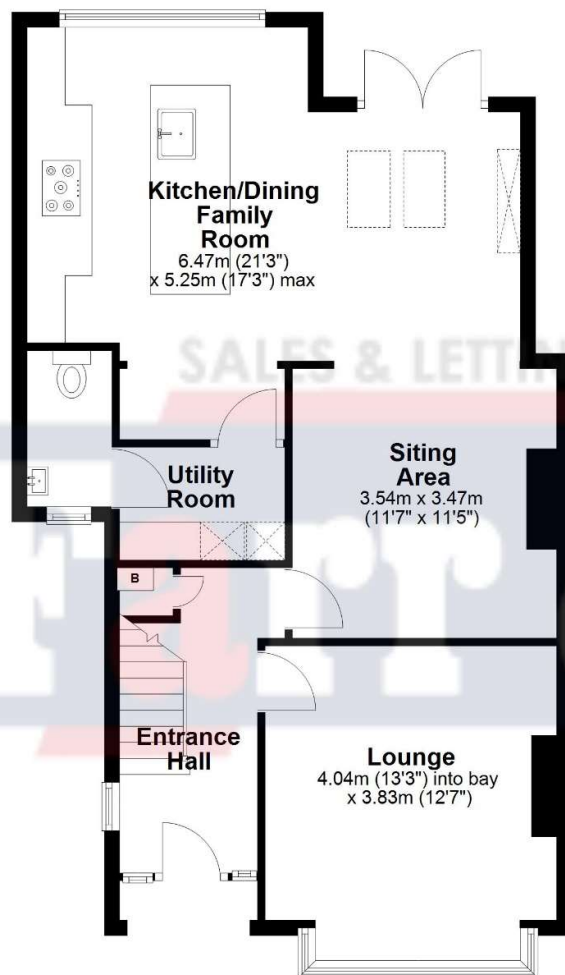
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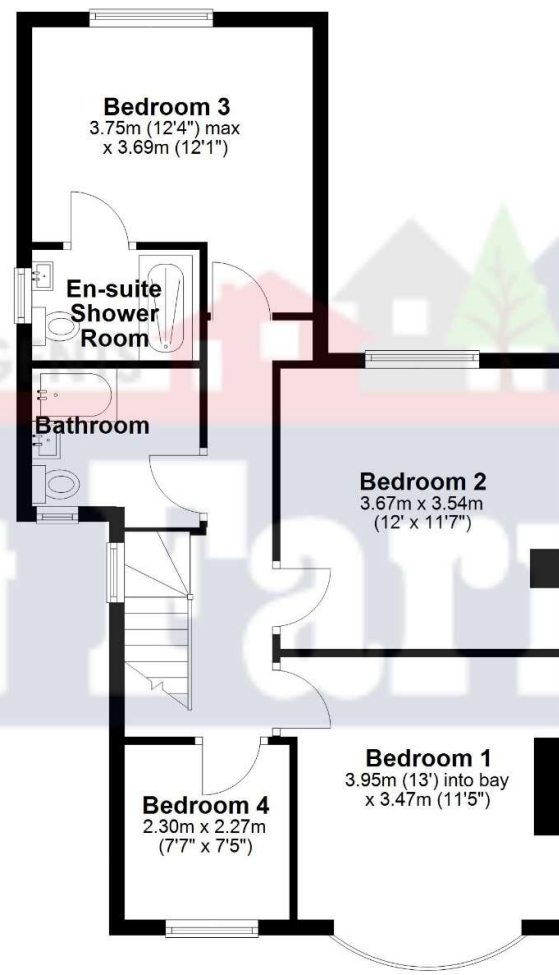
Ground Floor

Approx. 69.2 sq. metres (744.5 sq. feet)



First Floor

Approx. 60.0 sq. metres (646.2 sq. feet)



Total area: approx. 129.2 sq. metres (1390.6 sq. feet)

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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