



54 Beechcroft Road, Longlevens, Gloucester, Gloucestershire, GL2 9HF

£399,950

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Farr & Farr Sales
Lettings 

**54 Beechcroft Road, Longlevens,
Gloucester, Gloucestershire, GL2
9HF**

£399,950

**A BEAUTIFULLY UPGRADED 1950'S SEMI
DETACHED HOUSE WITH SIGNIFICANT
EXTENSION TO THE REAR GIVING VERY
PRACTICAL LARGE FAMILY ACCOMMODATION**

Beechcroft Road is a very popular residential road on the sought-after Oxstalls development situated just over a mile to the east of Gloucester city centre. Excellent schooling is close by, good local shopping is with an easy reach and access to Cheltenham and the M5 is only a short drive.

Number 54 has been the subject of complete upgrading in the current ownership and offers lovely family accommodation that is both practical and imaginative. To the first floor there are three bedrooms and a recently installed bathroom. To the ground floor, formal sitting room, large square open plan kitchen dining/family room which overlooks and adjoins the garden as well as a study area, utility and cloakroom. It is heated by gas, has double glazing throughout and to the exterior, parking for up to 3 cars to the front and south westerly backing private rear gardens.

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ENTRANCE HALL

Of a good size with high-quality flooring. Contemporary radiator. Staircase to landing with understairs cupboard. Opening to study area.

SITTING ROOM 12' 8" x 12' 0" (3.86m x 3.65m)

Contemporary radiator. Wall TV point. Large window to the front.

STUDY AREA 10' 10" x 8' 5" (3.30m x 2.56m)

Complete range of full height double shelved storage cupboards. Second under stairs cupboard housing the meters. Inset ceiling spotlights and opening to:-

OPEN PLAN KITCHEN/DINING/FAMILY AREA 16' 6" x 16' 8" (5.03m x 5.08m)

Beautifully and recently refitted with high-quality units comprising large central island with white mirror chip quartz worktops with undermount sink and mixer taps with cupboard below. Built-in bin unit. Built in dishwasher. Two built-in wine coolers. Range of wall units including high-level cupboards with drawers below. Quartz worktops with Lamona five ring induction hob and concealed extractor hood. Built-in Lamona double oven/ microwave stack with cupboard above & pan drawer below. Pullout larder unit & double pantry cupboard. High-quality flooring. Dining area, again with high-quality flooring. Inset ceiling spotlights. Glazed roof panel. UPVC double glazed door plus full height side panel. Quadruple bifold fully glazed doors to South Westerly backing garden. Two contemporary radiators. Inset ceiling spotlights. High-level display shelving.

UTILITY ROOM 9' 6" x 6' 7" (2.89m x 2.01m)

Automatic light and fan. Well fitted with worktops and cupboards below. Inset sink unit with plumbing for washing machine and space for dryer. Large area of hanging space. Contemporary radiator. Worcester gas central heating boiler. Shelving and door to:-

DOWNSTAIRS SHOWER/CLOAKROOM

Large fully tiled shower cubicle with double headed stainless-steel controls and glazed door. Vanity unit with wash hand basin and cupboards below. Low level WC with concealed cistern to the side. High-quality flooring. Contemporary stainless steel towel rail/radiator with electric option. Automatic lights & extractor fan. Inset ceiling spotlights.

FIRST FLOOR LANDING

Flank window. Access to loft. Linen cupboard.

BEDROOM 1 12' 10" x 10' 3" (3.91m x 3.12m)

Double radiator.

BEDROOM 2 11' 9" x 10' 0" (3.58m x 3.05m)

Double radiator.

BEDROOM 3 9' 8" x 7' 6" (2.94m x 2.28m)

Double radiator. Built in shelving.

BATHROOM

Very recently installed with white suite & panelled bath including stainless steel waterfall mixer taps & double headed shower. Fully tiled splashback and glazed folding screen. Large vanity unit with stainless steel waterfall mixer tap & drawers below. Low level WC. High-quality flooring. Windows to the side and rear. Inset ceilings spotlights. Contemporary towel rail/radiator with electric option.

EXTERIOR

Good area of front garden laid to pavia terracing and parking for 3 cars. Rear gardens, South Westerly backing with terracing and paths. Lawn and shrub bed borders with hedges. Close boarded fencing giving a great deal of seclusion. Outside lighting, two taps & waterproof sockets. Small brick-built garden store.

GARAGE 14' 8" x 7' 6" (4.47m x 2.28m)

Power and light. Door to rear gardens.

AGENTS NOTE

COUNCIL TAX: C

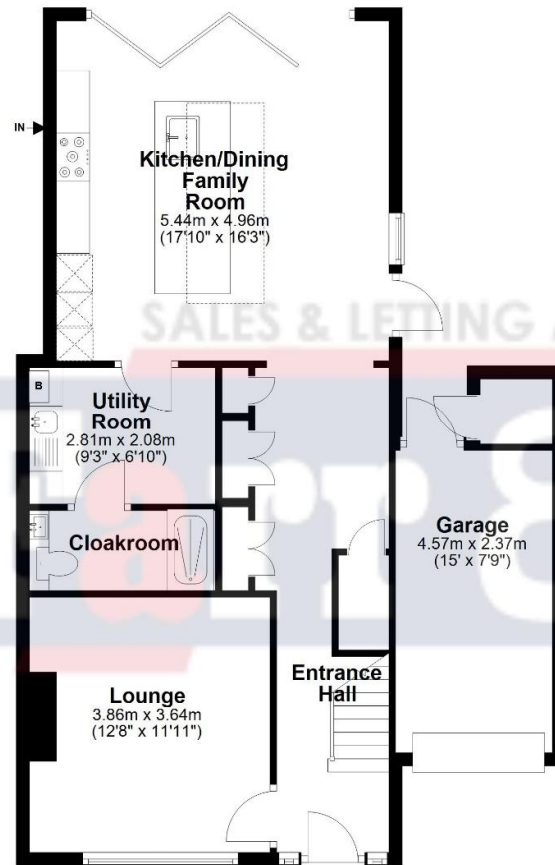
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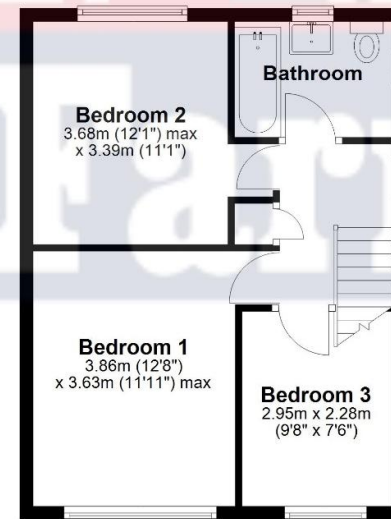
Ground Floor

Approx. 66.3 sq. metres (714.1 sq. feet)



First Floor

Approx. 40.1 sq. metres (432.1 sq. feet)



Total area: approx. 106.5 sq. metres (1146.1 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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