



46 Windermere Road, Longlevens, GL2 0LZ
£389,950

Farr & Farr Sales & Lettings

46 Windermere Road

Longlevens, Gloucester

A BEAUTIFULLY MAINTAINED AND SIGNIFICANTLY EXTENDED 1930'S SEMI DETACHED FAMILY HOME IN A VERY POPULAR TREE-LINED ROAD

Windermere Road is one of Longlevens most popular tree-line residential roads situated approximately 1 ½ mile to the East of Gloucester city centre. Excellent local schools and shopping are within easy reach and Cheltenham and the M5 motorway are only a short drive.

Number 46 offers excellent family accommodation with the benefits of a two story extension to the rear giving a large third double bedroom as well as an additional shower room. To the ground floor there is a full width dining/family room as well as a large utility and study. It is double glazed throughout, has gas central heating and to the exterior there is parking to the front and delightful South backing private landscape gardens.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D





ENTRANCE HALL

Solid hardwood front door. Tiled floor. Radiator. Round window. Windows to the side. Staircase to landing with understairs cupboard.

SITTING ROOM 12' 10" x 11' 0" (3.91m x 3.35m)

Shelved fireplace with cupboards to either side. Bay window to the front with radiator. Wide arch to:-

LOUNGE 14' 0" x 10' 3" (4.27m x 3.12m)

Gas fire in a woodburning stove style. TV point and triple folding timber glazed doors to kitchen/dining area.

DINING AREA 16' 1" x 10' 0" (4.90m x 3.05m)

Inset ceiling spotlights. Two radiators. Tiled floor. Double UPVC double glazed French doors to terrace and garden. Door to utility and opening to:-

KITCHEN 11' 9" x 6' 4" (3.58m x 1.93m)

Inset one and a half bowl ceramic sink unit with mixer taps, cupboards and drawers below. Wall and base units with worktops. Part panelled walls. Tiled floor. Built in five ring NEF gas hob with double oven below and extractor hood above. Understairs store recess. Glazed crockery cupboards. Window to the side.

UTILITY 18' 6" x 5' 6" (5.64m x 1.68m)

Timber double doors to the front. Wall and base units with worktops and inset ceramic sink. Plumbing for washing machine. Space for dryer. Space for fridge/freezer. Shelves. Store cupboard. Tiled floor. Double radiator. UPVC double glazed door to garden and door to:-

STUDY: 8' 0" x 6' 0" (2.44m x 1.83m)

Currently used as a workshop with windows to the side and rear. Tiled floor.



FIRST FLOOR LANDING

Access to loft with retractable lander. Radiator. Flank window.

BEDROOM 1: 14' 0" x 8' 7" (4.27m x 2.62m)

Two sets of double wardrobe cupboards with cupboards above. TV point. Boxed radiator. Bay window to the front.

BEDROOM 2: 11' 0" x 10' 2" (3.35m x 3.10m)

Range of wardrobe cupboards. Radiator.

BEDROOM 3: 12' 7" x 8' 6" (3.83m x 2.59m)

Radiator. Inset ceiling spotlights.

BATHROOM

Beautifully fitted with a White suite of panelled bath with mixer taps and shower attachment. Pedestal wash hand basin. Low level WC. Half tiled walls. Wood stripped flooring. Vertical heated towel rail/radiator in stainless steel. Shaver mirror with light. Inset ceiling spotlights and extractor fan.

SHOWER ROOM

Fully tiled cubicle with Mira stainless steel controls and folding screen. Wash hand basin. Low-level WC. 3/4 tiled walls. Vinyl floor. Dimplex electric wall heater.

Front Garden

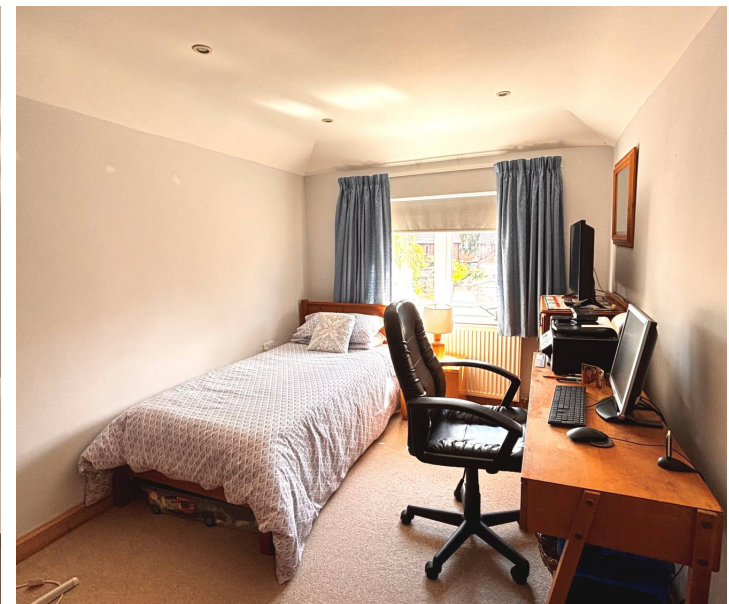
Front gardens with wrought iron fences to both sides. Good area of macadam parking with shrub beds. Large double gates to side drive ideal for use as storage with double doors to utility room.

Rear Garden

Rear garden is South backing and of a good size being private with a large area of terrace opening onto lawns with shrub bed borders and gravel path to one side. Second area of gravel terrace and decking. Terrace with garden shed and large workshop as well as summer house. All enclosed by close boarded fencing.

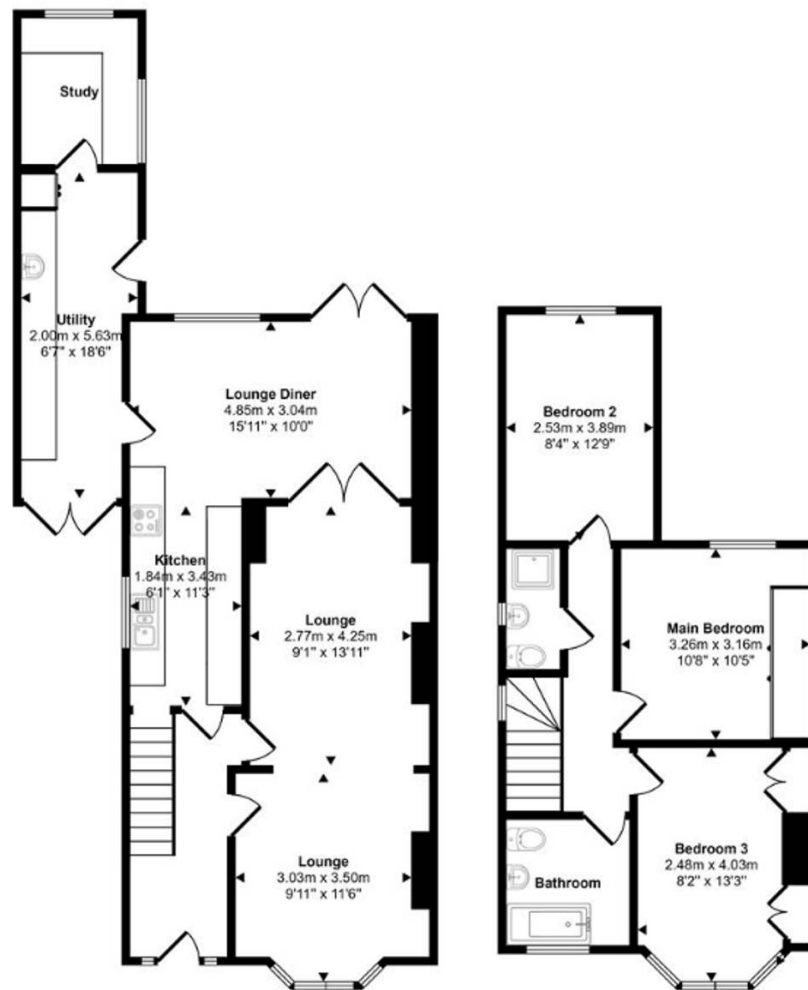
DRIVEWAY

2 Parking Spaces









Ground Floor

First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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