



25 Grafton Road, Longlevens, Gloucester
GL2 0QW £560,000

Farr & Farr Sales & Lettings

25 Grafton Road

Longlevens, Gloucester

A BEAUTIFULLY PLANNED AND VERY WELL MAINTAINED INDIVIDUAL DETACHED BUNGALOW IN ONE OF GLOUCESTER'S MOST POPULAR TREE-LINED RESIDENTIAL ROADS

Grafton Road is a small tree-line residential road situated just off Kenilworth Avenue, less than 1 mile to the East of Gloucester city Centre. The hospital and railway station are both within walking distance, Gloucester city centre including the Cathedral and exciting Docklands development at the Quays is only a very short drive. Some of the areas most sought after schools are close by an access to Cheltenham and the M5 is only a very short and easy drive.

Number 25 is very well maintained and surprisingly spacious detached accommodation of an individual design. Internally all three bedrooms are doubles, the master has it's own dressing area as well as an ensuite shower room. As to reception's there is a formal sitting room to the front and an open plan well fitted kitchen/diner that adjoins a lovely summer room which overlooks and enjoys the garden. Additionally, it is double glazed and gas central heated throughout and to the exterior, a good size in and out drive with two sets of gates and ample parking as well as very private well maintained South Westerly facing rear gardens.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D





PORCH

UPVC double glazed front door with leaded light and coloured glass detail with side slips to either side. Mosaic tiled floor. Glazed door.

ENTRANCE HALL

Parquet flooring. Alarm panel. Double radiator. Cloaks cupboard. Airing cupboard with electric heater and shelving. Access to loft with a retractable ladder.

SITTING ROOM

22' 2" x 16' 3" (6.76m x 4.95m)

Parquet flooring. Stone fireplace with fitted fire. Two radiators. Large window to the front. TV point and wide arch to:-

KITCHEN/DINING AREA

14' 4" x 14' 0" (4.37m x 4.27m)

High-quality Karndean flooring. Radiator. Arch to sunroom and Peninsula breakfast bar semi divide.

KITCHEN AREA

Very comprehensively fitted with one and a half bowl inset single drainer stainless steel sink unit set into worktops with cupboards and drawers below. Wall and base units. Built in Bosch four ring gas hob with back plate and extractor hood. Built-in double oven. Corner carousels. Inset ceiling spotlights. Built in fridge and freezer. Built-in dishwasher. TV point.

SUN ROOM

19' 11" x 7' 4" (6.07m x 2.23m)

High-quality laminate flooring. Two radiators. Large roof lantern and triple bifold doors to South Westerly backing terrace and garden. Door to covered side access.

UTILITY ROOM

Plumbing for washing machine. Space for dryer. High-quality laminate flooring. Inset ceiling spotlights. Door to garage.



BEDROOM 1

17' 1" x 11' 1" (5.21m x 3.38m)

Windows to the side and rear. Two double radiators. Built-in three triple wardrobe cupboards and matching dressing table. Opening to:-

DRESSING AREA

11' 10" x 7' 11" (3.61m x 2.41m)

Radiator. Two Bespoke double wardrobe cupboards. Inset ceiling spotlights.

ENSUITE SHOWER ROOM

Fully tiled cubicle with Gainsborough controls. Wash hand basin. Low-level WC. Fully tiled walls. Tiled floor. Heated towel rail/radiator. Inset ceiling spotlights.

BEDROOM 2

11' 10" x 10' 10" (3.61m x 3.30m)

Double radiator. Double wardrobe cupboard.

BEDROOM 3

11' 10" x 9' 10" (3.61m x 3.00m)

Double radiator. Bespoke fitted double wardrobe.

BATHROOM

7' 10" x 5' 9" (2.39m x 1.75m)

White suite of panelled bath with mixer taps and double headed stainless steel shower attachment with glazed and folding screen. Vanity unit with wash hand basin and cupboards below. Low-level WC with concealed cistern. Fully tiled walls. Tiled floor. Vertical heated towel rail/radiator in stainless steel. Inset ceiling spotlights.



FRONT GARDEN

Approached by two gated entrances, both with wrought iron double gates to In and Out brick pavia driveway with gravel detail. Lawns with flower and shrub bed borders. Outside lights and security lighting. Car charger. Useful additional area of parking, ideal for caravan or motorhome with direct access to both the garage and a useful double door store to the side with internal access to the summer room.

REAR GARDEN

Rear gardens, Westerly backing and very private with two separate areas of paved terrace and path. Good area of lawns with shrub beds and mature borders. Fencing to three sides. Security light. Gated side access.

GARAGE

Triple Garage

18' x 9'. Electric roller door. Window to the side. Power and light. Access to utility room.



GROUND FLOOR



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