



Fairways Base Lane, Sandhurst, Gloucester
GL2 9NU - £585,000

Farr & Farr Sales & Lettings

Fairways Base Lane

Sandhurst, GL2 9NU

AN INDIVIDUAL MODERN DETACHED FAMILY HOME
TOGETHER WITH LARGE GARDENS IN THIS PEACEFUL
AND LOVELY VILLAGE POSITION

Sandhurst is a small quiet and peaceful village
situated just 2 miles north and having easy access
to Gloucester and all its facilities. Cheltenham and
the M5 are both within an easy reach.

Fairways was built in the 1990's to an individual
design and offers good sized family
accommodation. All four bedrooms are doubles and
the master has its own ensuite shower room. To the
ground floor, there is a good size sitting room,
kitchen, dining room with adjoining utility room,
study and cloakroom. It is heated by gas (calor),
has double glazing throughout and to the exterior,
parking to the front for at least four cars, a useful
double garage with eaves storage and quite
delightful landscaped and private gardens to the
rear.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E





ENTRANCE PORCH

UPVC double glazed front door with matching side slips to:-

ENTRANCE HALL

High-quality laminate flooring. Double radiator. Turning staircase to landing with understairs cupboard. Double cloaks cupboard.

CLOAKROOM

Low level WC. Wash hand basin. Tiled floor. Radiator. Extractor fan.

SITTING ROOM

17' 7" x 12' 8" (5.36m x 3.86m)

Timber fireplace with woodburning stove. Two double radiators. TV point. Window to the front. UPVC double glazed sliding patio doors to garden.

STUDY

7' 3" x 7' 8" (2.21m x 2.34m)

Radiator.

KITCHEN/DINER

21' 4" x 10' 6" (6.50m x 3.20m)

Dining area with high-quality laminate flooring. Double radiator. Double UPVC double glazed French doors to garden. Peninsula bar divide to Kitchen area. Comprehensively fitted within inset one and a half bowl stainless steel sink unit with mixer taps, cupboards and drawers below. Wall and base units. Part tiled walls. High-quality laminate flooring. Space for 110cm Belling cooking range with wide cooker hood. Plumbing for dishwasher. Spotlights. Arch to:-

UTILITY

6' 7" x 5' 3" (2.01m x 1.60m)

Space for fridge/freezer. Radiator. Worktops with cupboards below. Broom cupboard with Worcester gas fire central heating boiler.





FIRST FLOOR

LANDING

Access to loft. Deep airing cupboard with factory lagged cylinder and immersion heater.

BEDROOM 1

13' 3" x 12' 0" (4.04m x 3.66m)

High-quality laminate flooring. Double radiator. Two Velux windows and window to the side. Double wardrobe cupboard.

ENSUITE

Fully tiled shower cubicle and stainless steel double headed shower with glazed sliding doors. Vanity unit with wash hand basin. Low level WC. Vinyl floor. Shaver point. Vertical heated towel rail. Radiator.

BEDROOM 2

11' 6" x 10' 8" (3.51m x 3.25m)

Radiator. High-quality laminate flooring. Double wardrobe cupboard.

BEDROOM 3

12' 7" x 8' 1" (3.84m x 2.46m)

High-quality laminate flooring. Radiator. Double wardrobe cupboard.

BEDROOM 4

12' 7" x 7' 0" (3.84m x 2.13m)

High-quality laminate flooring. Radiator. Double wardrobe cupboard.

BATHROOM

White suite of panelled bath with Triton electric shower, tiled splashback and glazed screen. Wash hand basin. Low-level WC. Part tiled walls. Vinyl floor. Shaver point. Spotlights.



GARDEN

Five bar gate to area of gravelled drive with parking for up to 4 cars. Security lighting. Gates to either side. Side gardens with possible additional parking laid to gravel with paved terrace. Two garden sheds. Productive vegetable area and barked beds with trees. Wrought iron gate to:-

Rear gardens, of a very good size with full width paved terrace with shrub bed borders leading to lawns with walls to 2 sides and fencing to the other, giving a great deal of privacy. Mature trees and bushes. Concealed calor tank. Outside security lighting and further paved area. Useful storage area with small timber summer house.

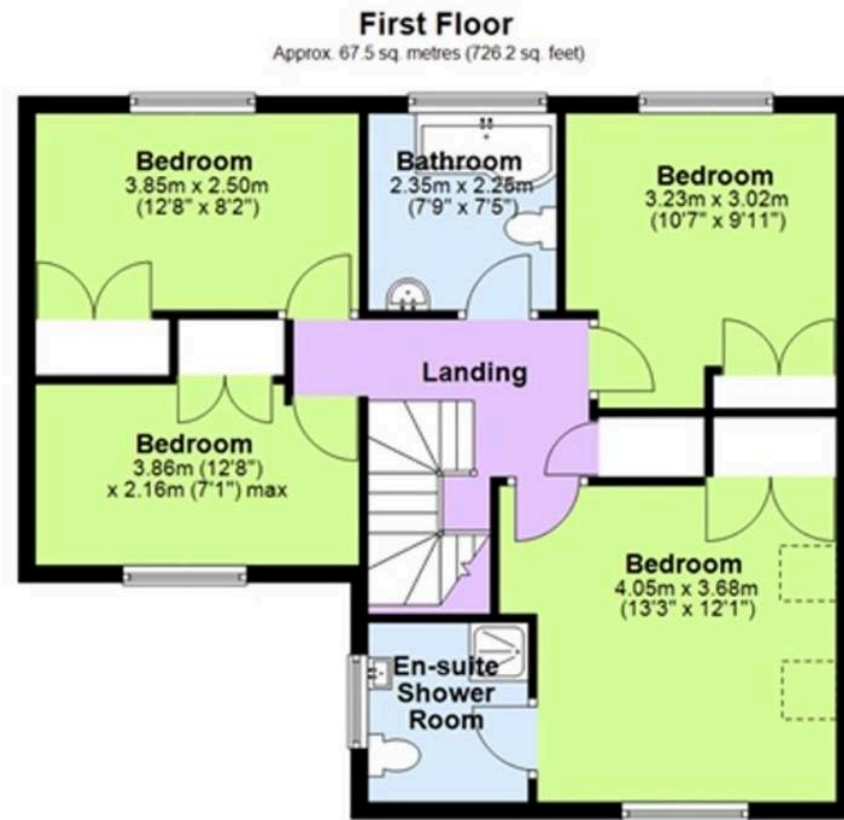
DOUBLE GARAGE

17' 0" x 17' 0" (5.18m x 5.18m)

Two up and over doors. Eaves storage. Window to the side. Power and light and personnel door to the rear garden.

Parking for 4 cars.





Total area: approx. 155.8 sq. metres (1677.0 sq. feet)

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