



128b Cheltenham Road, Gloucester – GL2 0LX
£560,000

Farr & Farr Sales & Lettings

128b Cheltenham Road

Gloucester

A beautifully presented four bedroom property with annex situated on one of Gloucester's most popular residential roads. Situated on a popular residential road in the highly sought-after area of Longlevens, this spacious four-bedroom detached family home benefits from a self-contained annex, making it an ideal choice for multi-generational living, guest accommodation, or those seeking additional independent space.

The main house offers well-proportioned accommodation throughout. To the first floor are four bedrooms and a family bathroom. On the ground floor, a welcoming living room is positioned to the front of the property, while a further versatile reception room provides excellent space for use as a lounge, dining room, or family room. The property also features a kitchen, cloakroom, and integral garage.

The self-contained annex is accessed via the entrance hall of the main house and comprises a bedroom, bathroom, and an open-plan kitchen/lounge/dining area. Patio doors open directly onto the rear garden, creating a bright and airy living space with a seamless connection to the outdoors.

Combining flexible living accommodation with a desirable location, this impressive home offers a rare opportunity for families requiring additional independent living space. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C





Entrance Hall

Accessed via double glazed front door. Beautiful parquet flooring. Radiator. Dado rails. Under stairs storage cupboard.

Lounge

13' 0" x 12' 1" (3.96m x 3.69m)

Attractive feature fireplace with timber surround and electric fire. Double glazed window to front aspect. Radiator.

Lounge/Diner

12' 0" x 11' 11" (3.65m x 3.62m)

A second reception room that can be used as a lounge/diner. Double glazed sliding doors overlooking the garden. Feature fireplace with timber surround and open fire. Radiator.

Kitchen

11' 10" x 10' 1" (3.61m x 3.08m)

A range of cream shaker style wall and base units with oak worktops. Belfast sink. Four ring electric hob with extractor fan. Tiled splashbacks. Eye level double oven. Integrated fridge freezer. Contemporary style radiator. Double glazed window overlooking the garden.

Cloakroom

Low level w.c. Wash handbasin with cupboard below. Tiled splashbacks. Radiator. Glazed window.

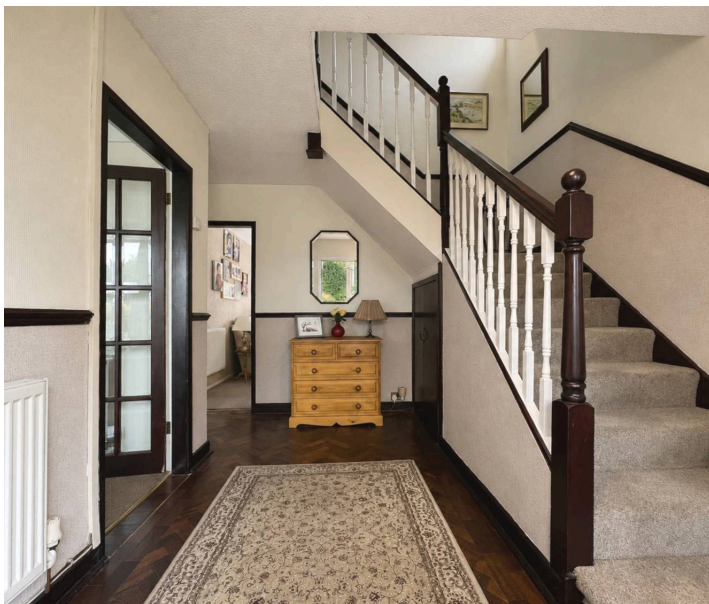
Lobby

Stable door to garden. Door to garage.

Garage

19' 9" x 13' 4" (6.02m x 4.07m)

Generous garage offering versatile use. Electronic roller garage door to front. Up and over door to rear. A side access door. Glazed windows. Plumbing for washing machine. Further storage to the eaves. Durable flooring.





First floor landing

Storage cupboard with shelving. Radiator.

Bedroom 1

13' 1" x 12' 2" (3.99m x 3.70m)

Double glazed window to front aspect. Radiator.

Bedroom 2

11' 10" x 10' 5" (3.61m x 3.17m)

Full length wardrobes with mirrored sliding doors.

Double glazed window to rear aspect. Radiator.

Bedroom 3

9' 5" x 9' 2" (2.87m x 2.80m)

Double glazed window to front aspect. Radiator.

Bedroom 4

10' 2" x 9' 3" (3.11m x 2.81m)

Double glazed window to rear aspect. Radiator.

Access to loft.

Bathroom

Modern white suite comprising a panelled bath with glazed shower screen and overhead shower. Wash hand basin set into vanity unit with cupboards below. Concealed cistern low level WC. Tiled walls. Double glazed windows. Heated towel rail. Vinyl flooring.





Annexe

Accessed via main entrance hall.

Hallway

Radiator. Airing cupboard housing the boiler with shelving below. Access to loft hatch.

Lounge/Kitchen/Diner

18' 6" x 10' 6" (5.63m x 3.20m)

A light filled sitting area with double glazed window and sliding patio doors to garden. Two radiators. Kitchen area comprising a range of wall and base units. Tiled splashbacks. Stainless steel sink and drainer. Four ring gas hob with extractor fan. Oven. Inset ceiling spotlights.

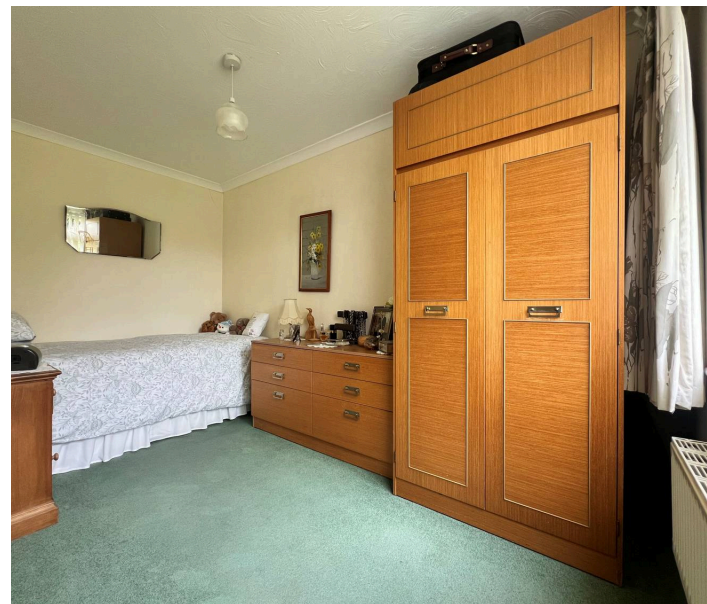
Bedroom

12' 4" x 9' 3" (3.77m x 2.83m)

Double glazed window to front. Radiator.

Bathroom

Suite comprising of panelled bath with fully tiled over head shower. Pedestal wash hand basin. Part tiled splashbacks. Low level WC. Inset ceiling spotlights.



GARDEN

Beautifully maintained and enjoying a wonderful sense of privacy, the mature rear garden has been thoughtfully landscaped to create an attractive and tranquil outdoor space. Predominantly laid to lawn, the garden is complemented by well-established planting, with a greenhouse and summerhouse positioned at the far end, providing excellent space for gardening and relaxation. To the front, the property benefits from a further lawned garden bordered by mature flowers and hedging, creating an attractive approach. A patio seating area provides the perfect spot to relax and enjoy the peaceful surroundings, offering an attractive vantage point from which to appreciate the beautifully maintained gardens throughout the seasons. Additional off-road parking provides ample space for multiple vehicles, including a motorhome or caravan.

FRONT GARDEN

A substantial gravel drive way provides ample off road parking for multiple cars. Complimented by well maintained lawns and established borders.

GARAGE

Single Garage

DRIVEWAY

4 Parking Spaces

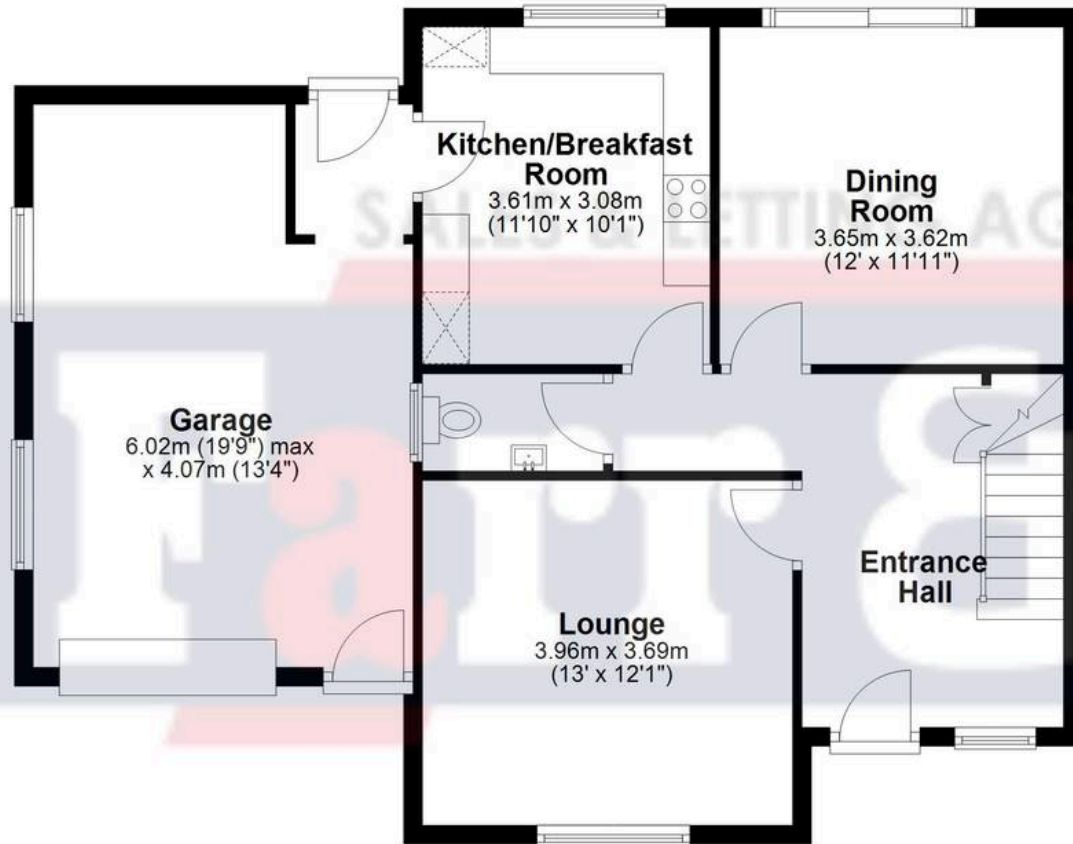
DRIVEWAY

2 Parking Spaces



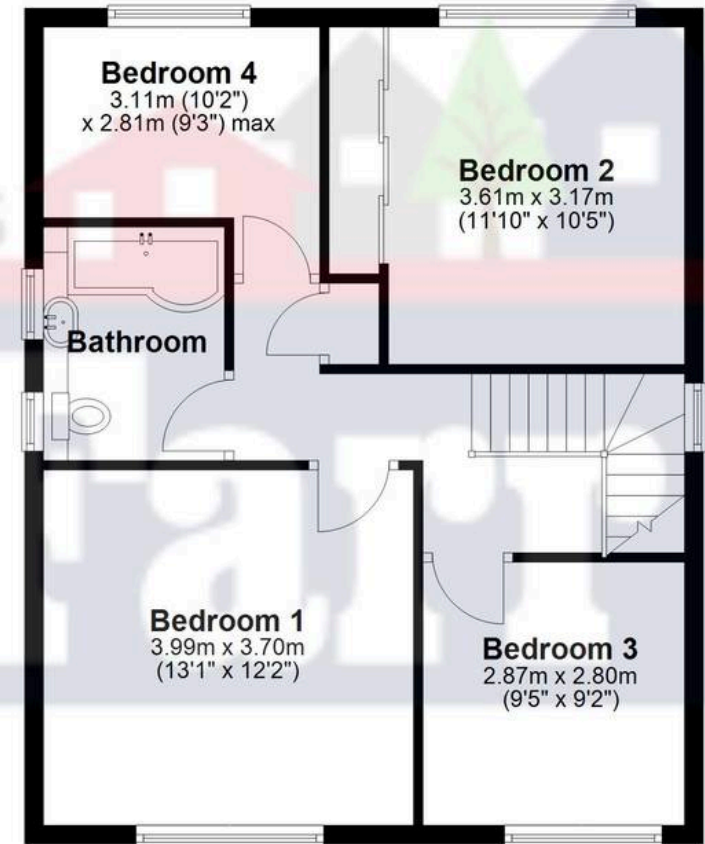
Ground Floor

Approx. 55.5 sq. metres (597.3 sq. feet)
(excluding unnamed room, Garage)



First Floor

Approx. 58.2 sq. metres (626.0 sq. feet)



Total area: approx. 113.6 sq. metres (1223.3 sq. feet)

Ground Floor

Approx. 35.2 sq. metres (379.1 sq. feet)



Total area: approx. 35.2 sq. metres (379.1 sq. feet)

Farr & Farr

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