

2 Morelands Grove, Gloucester - GL1 5LR

£600,000

Farr & Farr Sales & Lettings

2 Morelands Grove

Gloucester

A SUBSTANTIAL DETACHED MODERN FAMILY HOME IN A QUIET AND PRIVATE CUL-DE-SAC

Morelands Grove is a small, quiet cul-de-sac, situated off Larkspear Close and the Stroud Road in a very popular residential position just 1 ½ miles to the south of Gloucester city centre. Some of the area's most sought-after schools are very close by, good local shopping is within an easy reach and access to the exciting Docklands development of the Quays and historic city centre is only a very short drive.

Number 2 is one of six individual detached family homes set in this small private cul-de-sac built in the early 1990's. Internally it has excellent family accommodation that has been well laid out and planned. Three of the four bedrooms are doubles, with both the master and bedroom two having ensuite shower rooms as well as small dressing rooms. On the ground floor there is a formal sitting room, study and open plan kitchen breakfast/dining room as well as a utility, cloakroom and a large conservatory. To the exterior, ample parking at the front, a double garage with electric roller doors and private landscaped rear gardens.

Council Tax band: F

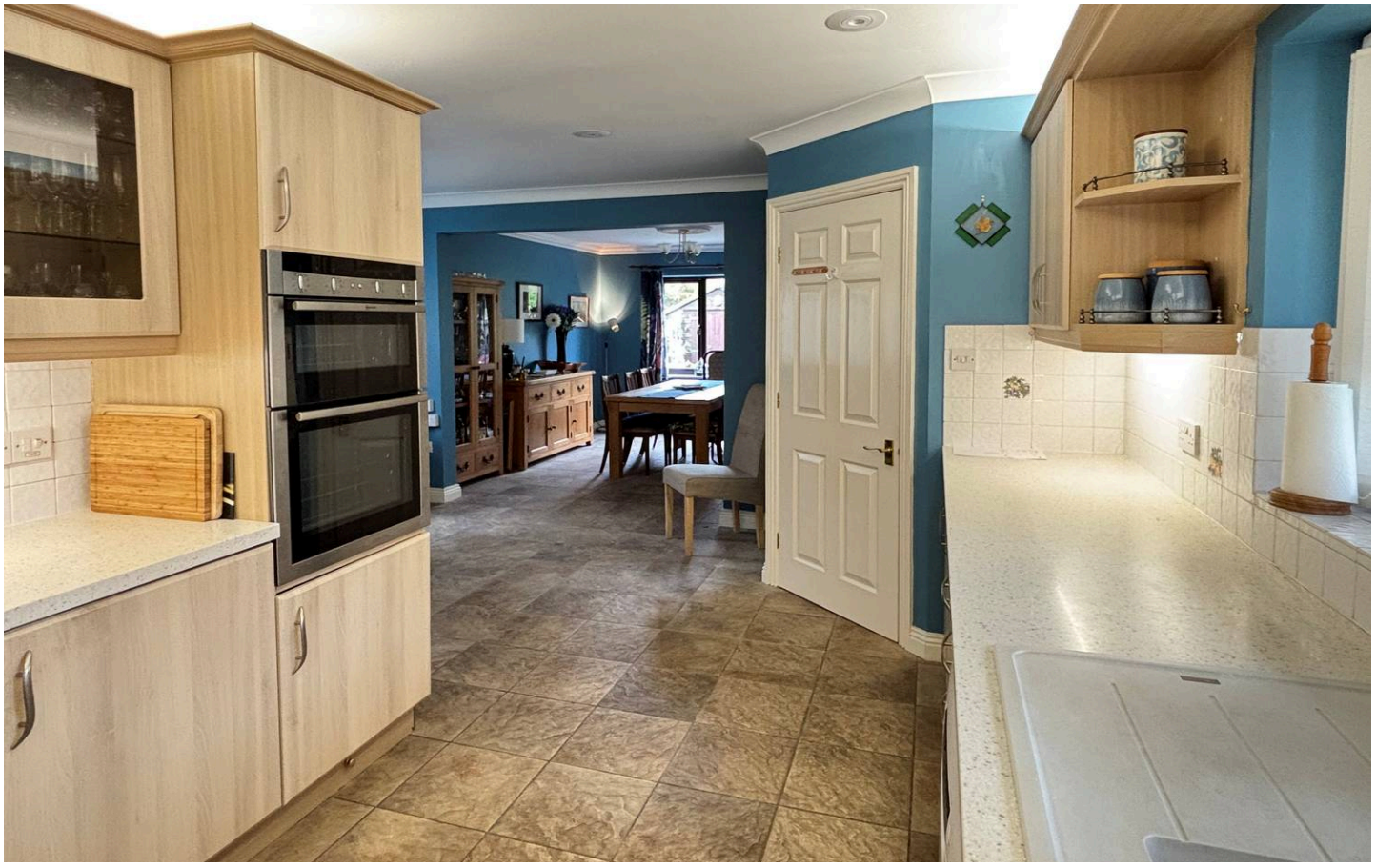
Tenure: Freehold

EPC Energy Efficiency Rating: C













COVERED PORCH
Light and UPVC double glazed front door with leaded light and coloured glass detail to entrance hall.

ENTRANCE HALL
Double radiator. Turning staircase to landing. Understairs cupboard.

SITTING ROOM
17' 9" x 12' 4" (5.41m x 3.76m)
Fireplace with marble insets and coal effect gas fire. Two double radiators. Coved ceiling. TV point. Glazed double French doors to conservatory.

CONSERVATORY
13' 3" x 11' 9" (4.04m x 3.58m)
Tiled floor. Two wall light points. Power. Double UPVC double glazed French doors to terrace and garden.

STUDY
10' 9" x 7' 9" (3.28m x 2.36m)
Radiator. Coved ceiling.

DINING ROOM
12' 4" x 10' 0" (3.76m x 3.05m)
Tiled floor. Double radiator. Wide arch to kitchen. Windows looking onto garden.

KITCHEN/BREAKFAST ROOM
18' 2" x 15' 4" (5.54m x 4.67m)
"L", shaped. Comprehensively fitted within inset, one and a half bowl ceramic sink unit with mixer taps, cupboard and drawers below. Wall and base units. Worktops. Part tile walls. Tiled floor. Under unit lighting. Inset ceiling spotlighting. Built-in Neff double oven. Four ring electric hob and concealed extractor hood. Plumbing for washing machine. Door to utility room.

UTILITY ROOM
6' 2" x 5' 3" (1.88m x 1.60m)
Inset stainless steel sink unit with mixer tap set into worktops with cupboard below. Wall cupboards. Part tiled walls. Vinyl floor. Radiator. UPVC double glazed door to the side for garden access and side access.







CLOAKROOM
Low-level WC with wash hand basin. Laminate flooring. Part tiled walls. Inset ceiling spotlights.

FIRST FLOOR

LANDING
Radiator. Access to loft. Large airing cupboard with factory lagged cylinder.

BEDROOM 1
12' 3" x 11' 5" (3.73m x 3.48m)
Radiator.

BEDROOM 1 DRESSING ROOM
6' 0" x 6' 9" (1.83m x 2.06m)
Shelving. Hanging space. Window. Radiator.

ENSUITE SHOWER ROOM
Large shower cubicle with marbrex controls and stainless steel shower with glazed sliding screen. Wash hand basin set into vanity unit with cupboard below. Low-level WC with concealed cistern. Tiled floor. Part tiled walls. Radiator. Shaver point. Inset ceiling spotlights.

BEDROOM 2
11' 2" x 9' 6" (3.40m x 2.90m)
Radiator.

BEDROOM 2 WALK IN CLOSET
5' 2" x 4' 10" (1.57m x 1.47m)
Hanging space. Radiator. Window.

ENSUITE SHOWER ROOM
Fully tiled shower cubicle with marbrex walls and glazed screen. Low-level WC with concealed cistern. Pedestal wash hand basin. Tiled floor. Part tiled walls. Radiator. Electric heated towel rail. Extractor fan. Shaver light.

BEDROOM 3
12' 2" x 10' 1" (3.71m x 3.07m)
Double radiator. Built-in wardrobe cupboard. Overlooking garden.







BEDROOM 4

9' 2" x 8' 0" (2.79m x 2.44m)

Radiator. Wardrobe cupboard. Loft storage.

BATHROOM

Panelled bath with mixer taps. Low-level WC with concealed cistern. Vanity unit with cupboards below. Shower cubicle with marbrex wall and Mira controls with glazed screen. Double radiator. Shaver point. Tiled floor. Half tiled walls. Electric heated towel rail.

FRONT GARDEN

Area of gravel drive with space for up to 4 cars. Path to the front door with shrub beds to the side. Outside tap. Light.

REAR GARDEN

Expertly landscaped garden with a good area of stone paved terrace. An abundance of flower and shrub bed borders, with bushes and mature trees giving privacy. Second area of paved terrace opening onto a third area with pergola and quiet seating area. Enclosed by hedges and walling giving security. Large shed to the side.

GARAGE

4 Parking Spaces

17' 4' x 16'2. Electric roller up and over doors. Access to small loft. Light. Window to the side and UPVC double glazed door to the rear. Worcester gas fired central heating boiler.







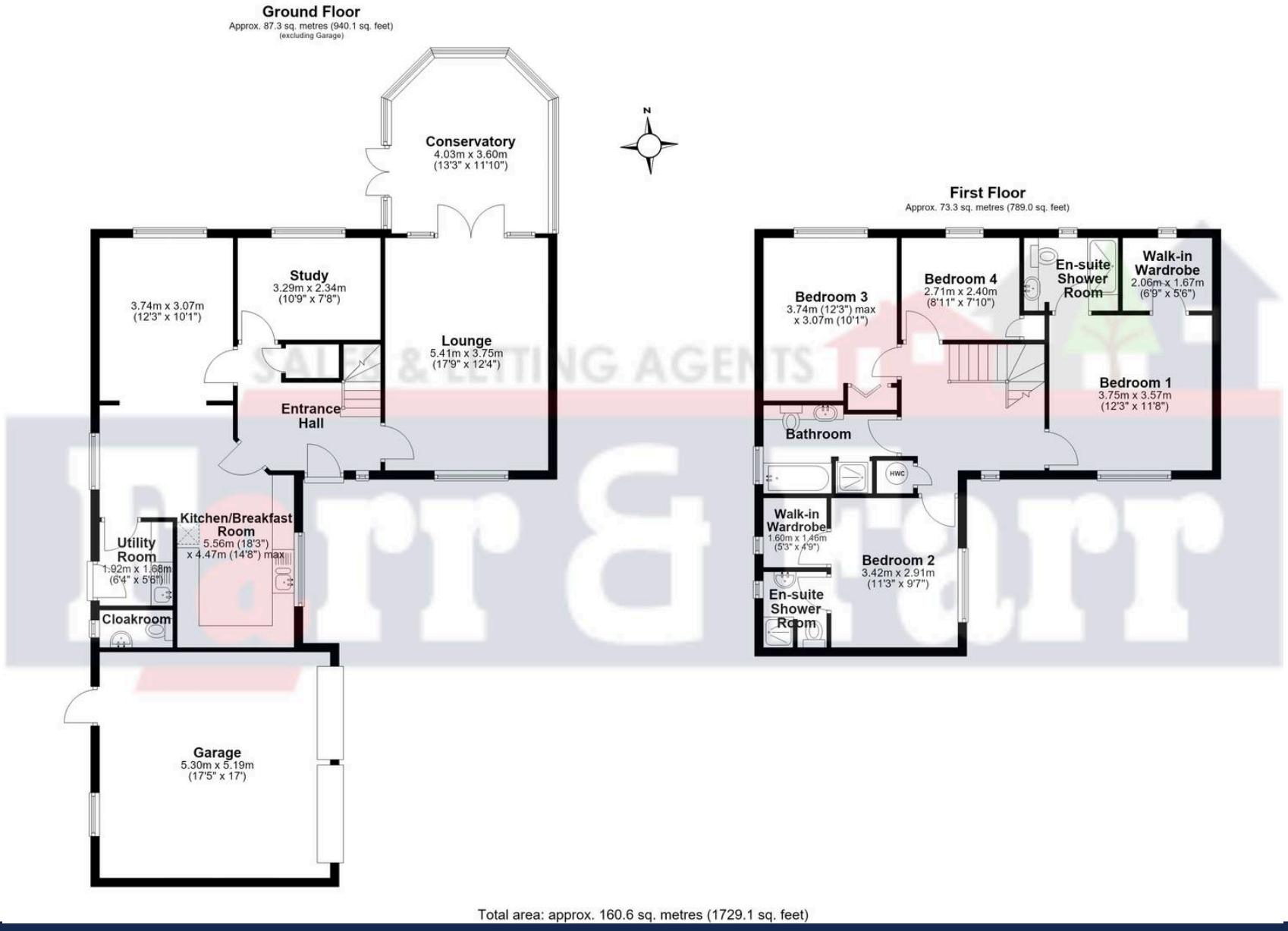












Total area: approx. 160.6 sq. metres (1729.1 sq. feet)

Farr & Farr

125 Cheltenham Road, Gloucester - GL2 0JQ

01452380444 • longlevens@farrandfarr.co.uk •

Farr & Farr Sales & Lettings