



11 Old Elmore Lane, Quedgeley
£465,000

Farr & Farr Sales & Lettings

11 Old Elmore Lane

Quedgeley, Gloucester

A DELIGHTFUL EDWARDIAN STYLE SEMI DETACHED FAMILY HOME BEING ONE OF A PAIR IN THIS SMALL AND SOUGHT AFTER NO THROUGH ROAD

Number 11 is a wonderful Edwardian family home which benefits from being on a very large plot that is beautifully and maturely landscaped giving a great deal of privacy but also offering significant scope for extension to the side or rear. Internally all three bedrooms are a good size and there is a luxury bathroom. To the ground floor there is a dining room to the front, sitting room in the middle and a large kitchen/breakfast room to the rear. It is heated by gas and double glazed throughout.

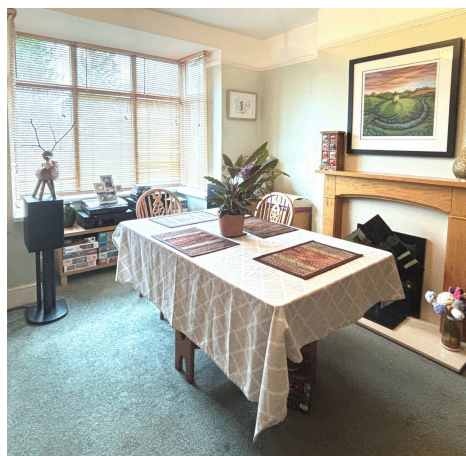
Old Elmore Lane is a small no through road situated just off the Bristol Road approximately 4 miles to the South West of Gloucester City Centre. All the facilities of Quedgeley are within walking distance and access to the M5 is only a very short drive.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





ENTRANCE PORCH

UPVC double glazed front door with leaded light and bevelled detail to:-

ENTRANCE HALL

Radiator. Alarm controls. Staircase to landing.

DINING ROOM

Dimensions: 13' 8" x 10' 6" (4.16m x 3.20m). Timber fireplace with coal effect gas fire. Window to the front.

SITTING ROOM

Dimensions: 13' 9" x 14' 8" (4.19m x 4.47m). Timber fireplace with coal effect gas fire. Double radiator. Two windows to the side. TV point. Door to:-

KITCHEN/DINER

Dimensions: 13' 8" x 13' 0" (4.16m x 3.96m). Beautifully and comprehensively fitted with inset 1 1/2 bowl stainless steel sink unit with mixer taps set into granite worktops with cupboards and drawers below. Wall and base units. Built in fridge and freezer. Large corner double door larder. Built-in slimline dishwasher. Built in washing machine. Glass fronted crockery cupboards. Radiator. Tiled floor. Windows to the side and rear. Spotlights. Built-in five ring gas hob with oven below. Upvc double glazed door to the garden.

FIRST FLOOR

LANDING

Access to loft. Radiator.

BEDROOM 1

Dimensions: 13' 8" x 10' 10" (4.16m x 3.30m). Victorian cast iron fireplace. Radiator.

BEDROOM 2

Dimensions: 10' 10" x 9' 10" (3.30m x 2.99m). Victorian cast iron fireplace. Radiator.





BEDROOM 3

Dimensions: 13' 7" x 7' 3" (4.14m x 2.21m). High-quality laminate flooring. Radiator. Built-in airing cupboard with factory lagged cylinder, immersion heater and Worcester gas fired central heating boiler.

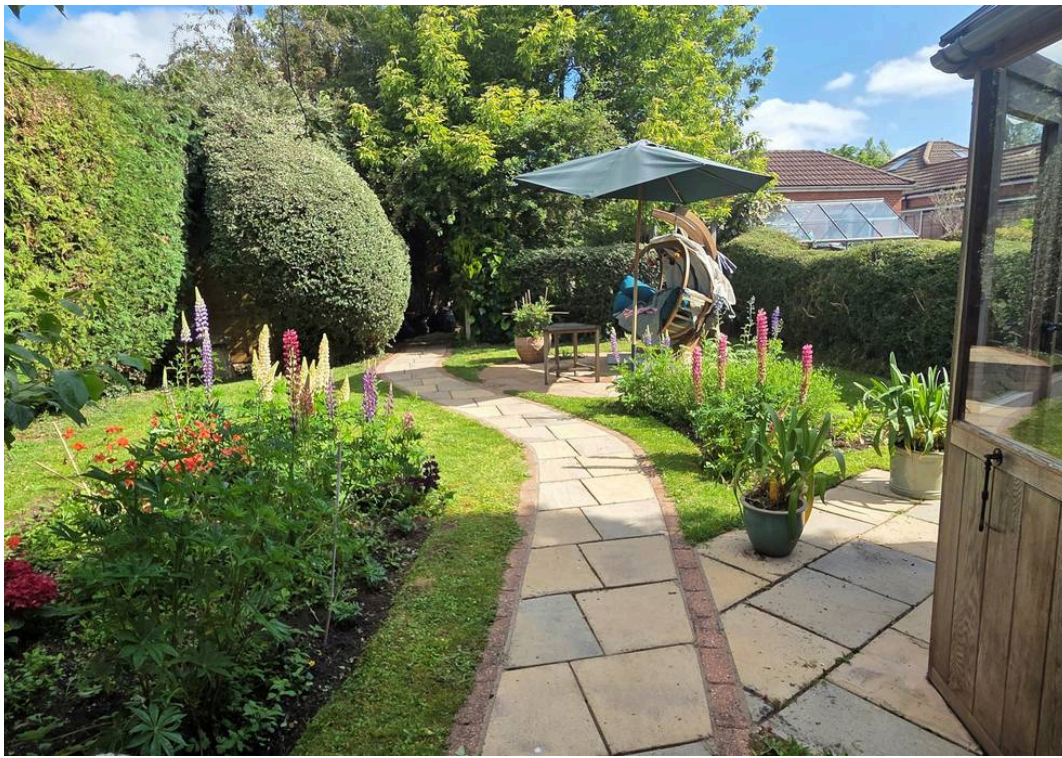
BATHROOM

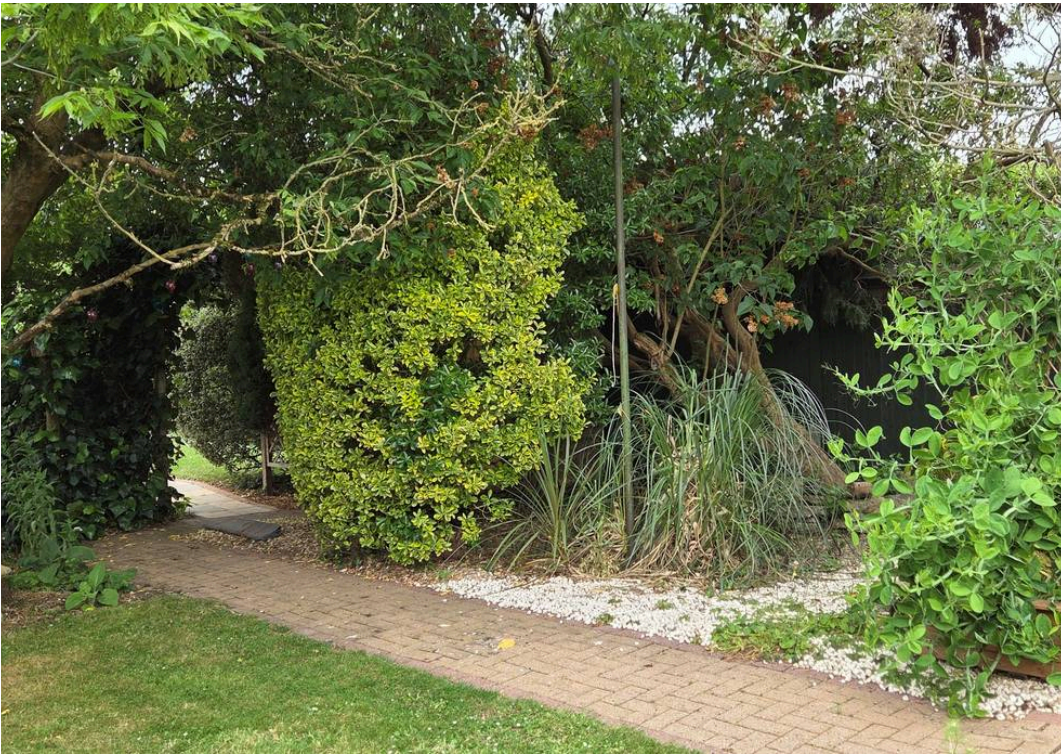
Very well fitted with white suite of panelled bath. Vanity unit with wash hand basin set to worktops with cupboards and drawers below and glass fronted display cupboards to either side. Fully tiled walls. Matching tiled floor. Vertical heated towel rail/radiator.

EXTERIOR

Front gardens of a very good size with brick pavia drive with parking for three cars. Flowerbeds with roses, shrubs and lawns. Mature trees and bushes to all sides. Path to the front door. Wide side gate to:- Side gardens of a very good width giving potential for significant extension. Laid to brick paving. Path with lawns and hedge borders opening to:- Rear gardens with wide semi circling terrace. Lawns and mature bushes, shrubs and trees giving wonderful natural privacy. Arbour with further winding stone path and roundel, again surrounded by lawns with shrub beds, bushes and trees. Boxed fruit and vegetable area. All enclosed by hedging or fencing giving near complete privacy. Two good sized garden sheds and octangular greenhouse. Lean to garden store/workshop. Outside light and power.

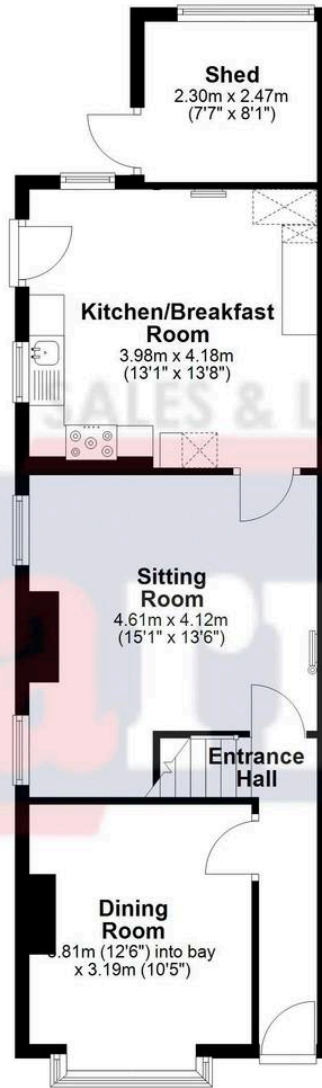






Ground Floor

Approx. 51.1 sq. metres (549.8 sq. feet)



First Floor

Approx. 50.3 sq. metres (541.4 sq. feet)



Total area: approx. 101.4 sq. metres (1091.2 sq. feet)

Farr and Farr Hucclecote

Farr & Farr, 50 Hucclecote Road - GL3 3RT

01452613355 • hucclecote@farrandfarr.co.uk •

Farr & Farr Sales Lettings