



101 Bondend Road, Upton St. Leonards - GL4 8EL

Offers Over £750,000



# 101 Bondend Road

Upton St. Leonards, Gloucester

A quite exceptional detached home that has been significantly extended and recently beautifully modernised to create a wonderful family home

Bondend Road is a very popular residential road situated in the heart of Upton St Leonards just 2 1/2 miles to the South East of Gloucester city centre. Some of the area's most sought after schools are close by, good local shopping is with an easy reach and access to the Cotswolds, Cheltenham and the M5 is only a short drive.

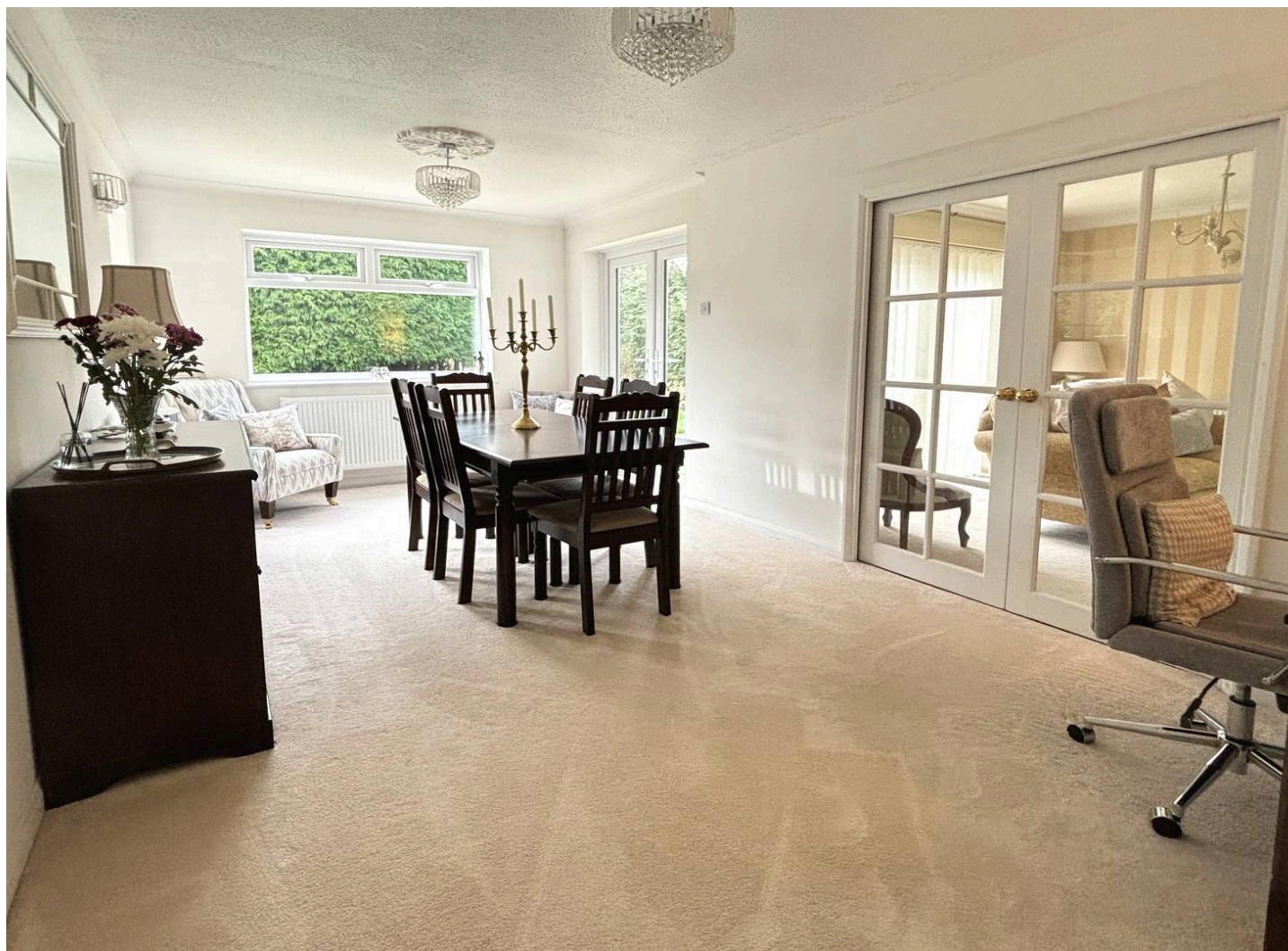
Number 101 has been the subject over the last 10 years of complete modernisation and significant extension and now offers a substantial family house. All five bedrooms are doubles the master having its own ensuite and dressing area. There is a good size family bathroom and to the ground floor, a large formal lounge as well as a sitting room, dining room and kitchen/breakfast room. Additionally, it is central heated and double glazed throughout and to the exterior parking for 4 plus cars to the front, double garage and very private South Westerly backing rear gardens.

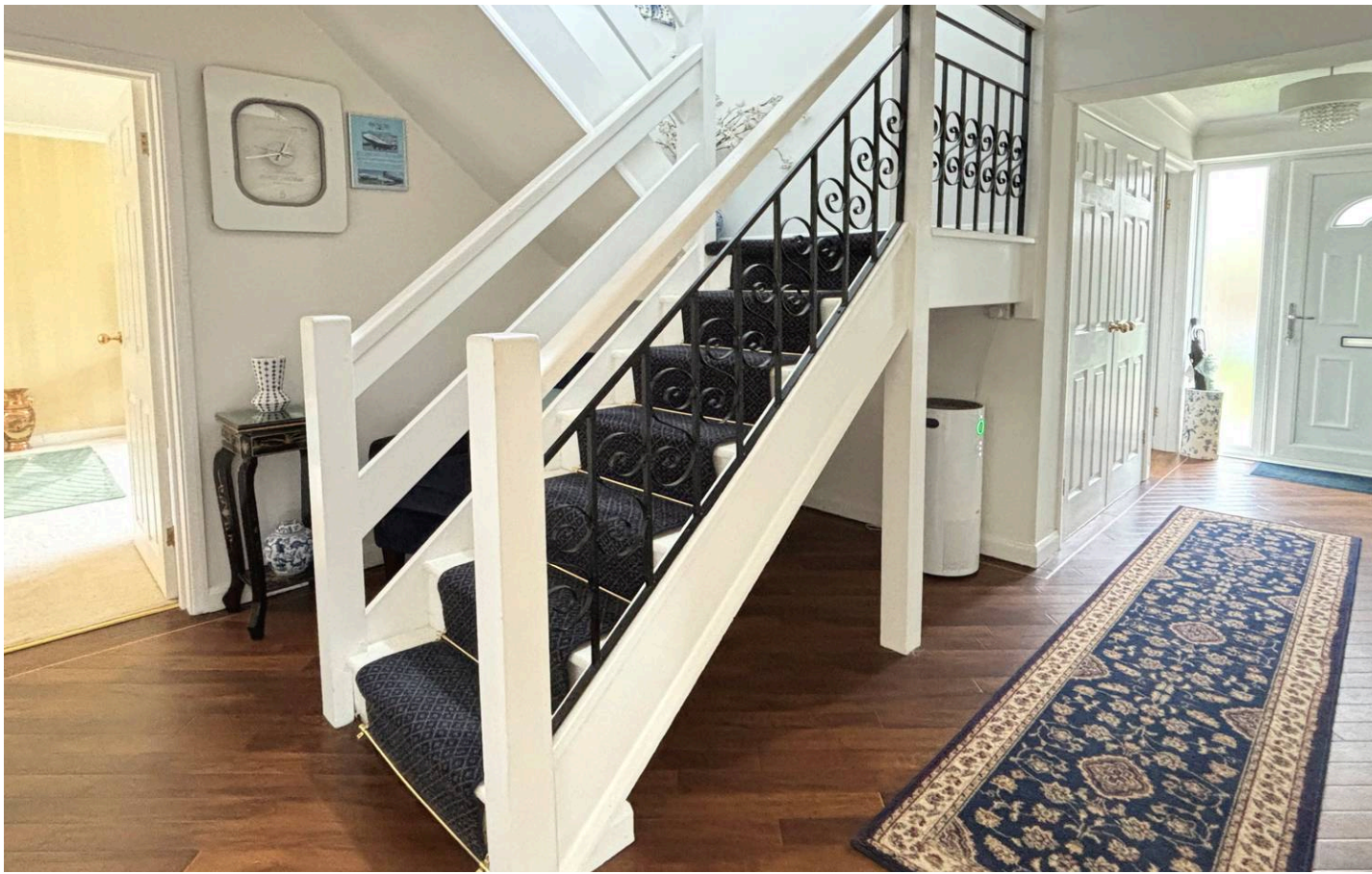
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C





#### **ENTRANCE HALL**

Cloaks cupboard. Turning staircase to landing. High quality flooring. Wall thermostat. Double radiator.

#### **CLOAKROOM**

Wash hand basin. Low level WC. Radiator. High-quality flooring.

#### **LOUNGE**

Dimensions: 22' 9" x 11' 10" (6.93m x 3.60m). Marble fireplace with coal effect gas fire. Bay window to the front. UPVC double glazed double French doors to the rear. Two double radiators. Three wall light points.

#### **SITTING ROOM**

Dimensions: 16' 6" x 9' 6" (5.03m x 2.89m). High-quality flooring. Double radiator. Wall light point. TV point.

#### **DINING ROOM**

Dimensions: 18' 7" x 10' 3" (5.66m x 3.12m). Two wall light points. Double radiator. Two windows overlooking garden and double glazed doors.

#### **KITCHEN/BREAKFAST ROOM**

Dimensions: 21' 6" x 14' 2" (6.55m x 4.31m). Kitchen area very comprehensively fitted with ceramic inset one and a half bowl single drainer stainless steel sink unit with mixer taps, cupboards and drawers below. Wall and base units with worktops. Space for 110 cm cooking range with glazed back plate and hood. Opening to breakfast area with high-quality flooring. Double radiator. Window to the side. Double UPVC double glazed doors to terrace and garden.

#### **UTILITY ROOM**

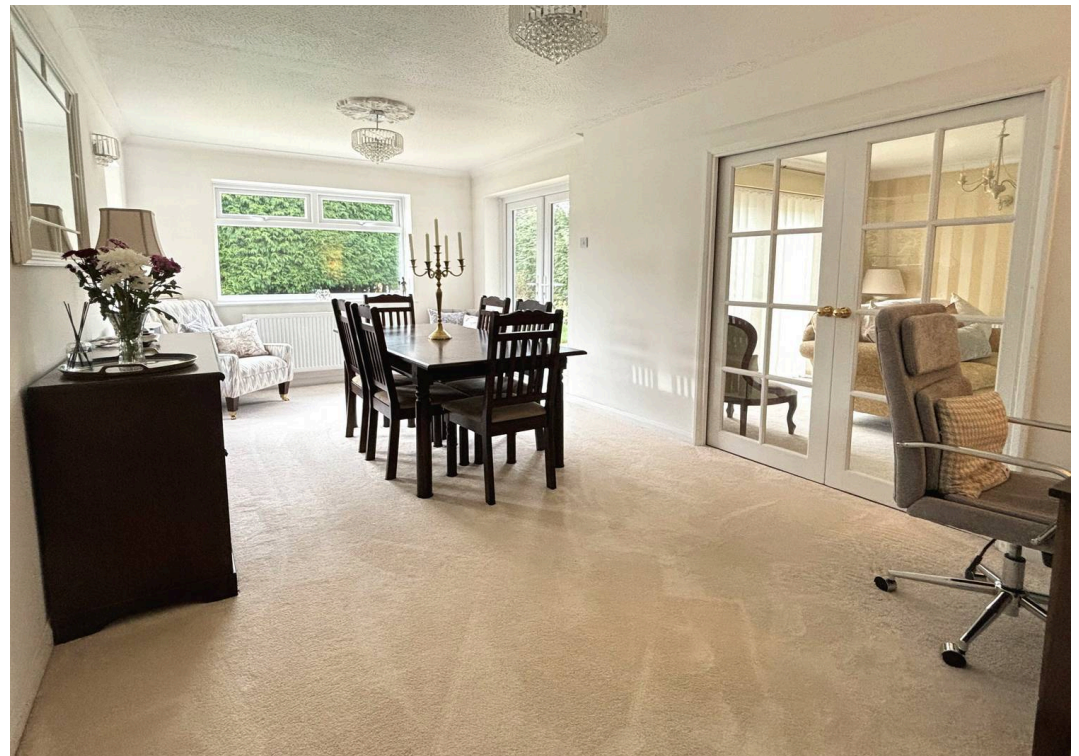
Dimensions: 12' 8" x 4' 2" (3.86m x 1.27m). Inset sink unit with mixer taps and cupboards below. Plumbing for washing machine and space for dryer. Space for fridge and fridge freezer. Worktops. Radiator. Wall and broom cupboards. Door to garage.

#### **FIRST FLOOR**

#### **LANDING**

Access to loft. Radiator.







## FIRST FLOOR

### LANDING

Access to loft. Radiator.

### MASTER BEDROOM

Dimensions: 15' 10" x 11' 6" (4.82m x 3.50m). (plus entrance recess). Access to small eaves storage. Double radiator. TV point.

### DRESSING AREA

Triple wardrobe cupboards. Radiator.

### ENSUITE BATHROOM

Panelled bath. Pedestal wash hand basin. Low-level WC. Double shower cubicle with marbrex walls and glazed sliding screen with stainless steel Mira controls. Radiator. Extractor fan. Shaver point.

### BEDROOM 2

Dimensions: 13' 8" x 10' 6" (4.16m x 3.20m). Two double wardrobe cupboards. Double radiator.

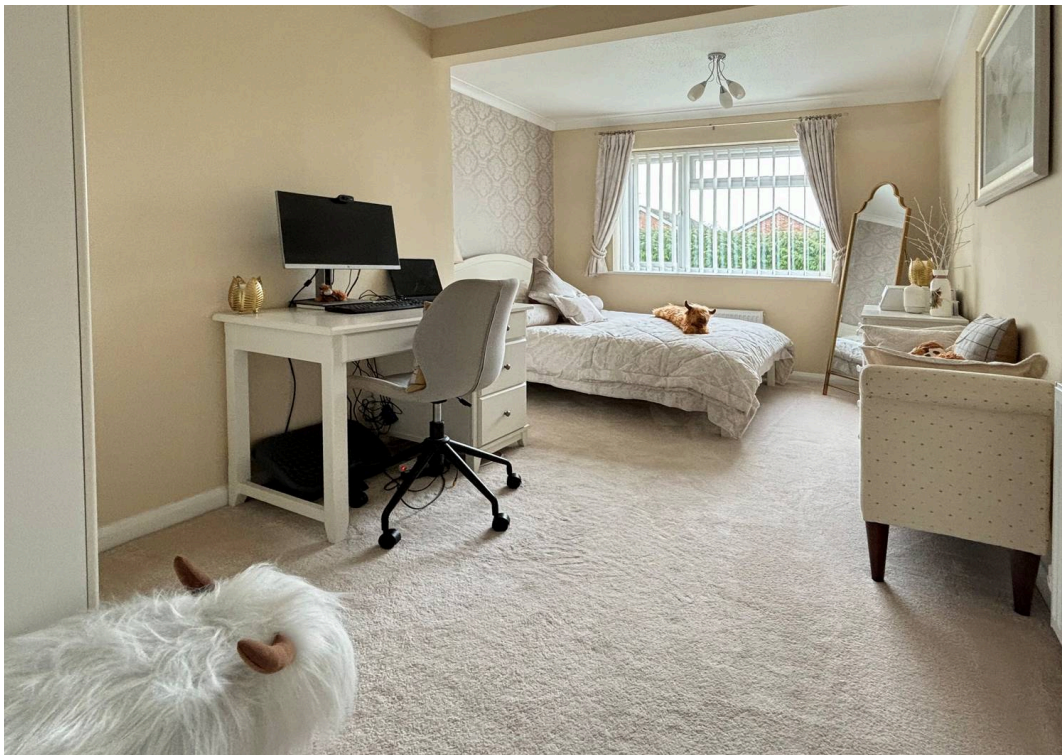
### BEDROOM 3

Dimensions: 15' 4" x 10' 3" (4.67m x 3.12m). Radiator.

### BEDROOM 4

Dimensions: 12' 0" x 12' 0" (3.65m x 3.65m). Double wardrobe cupboards. Radiator.







### **BEDROOM 5**

Dimensions: 12' 0" x 11' 2" (3.65m x 3.40m).  
Radiator. Two double wardrobe cupboards.

### **BATHROOM**

Double ended panelled bath with central mixer taps and shower attachment.  
Pedestal wash hand basin. Low level W.C.  
Double shower cubicle with Mira controls and splashback with glazed sliding doors.  
Radiator. Shaver point. Extractor fan.

### **EXTERIOR**

Front gardens laid predominantly to lawns with mature tree and bushes. Large area of paved drive with parking for 4/5 cars with path to the front door. Rear gardens are Westerly backing and very private with large area of paved terrace to the rear and side, lawns and enclosed by hedging to 2 sides and fencing to the third. Outside lighting and tap. Side access.



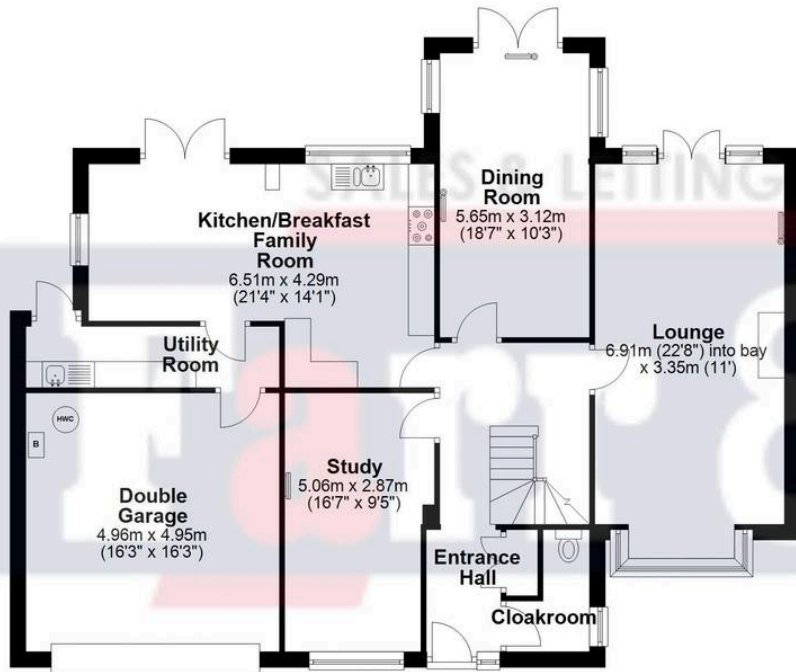
### **DOUBLE GARAGE**

Dimensions: 16' 2" x 15' 5" (4.92m x 4.70m).  
Electric up and over roller door. Gas and electricity metres. Consumer boxes.  
Worcester gas fired central heating boiler and hot water tank.



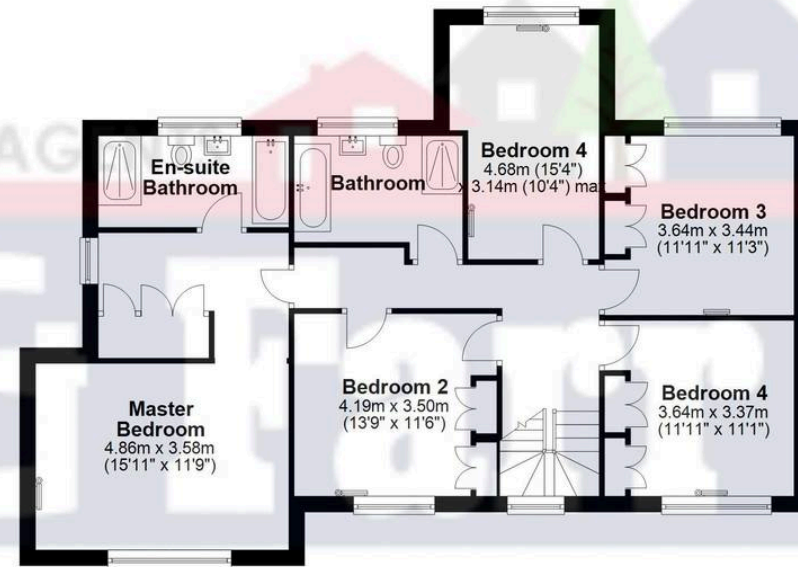
### Ground Floor

Approx. 132.6 sq. metres (1427.2 sq. feet)



### First Floor

Approx. 107.4 sq. metres (1156.4 sq. feet)



Total area: approx. 240.0 sq. metres (2583.6 sq. feet)

## Farr and Farr Hucclecote

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