



104 Paygrove Lane, Longlevens, Gloucester
GL2 0BG - £499,950

Farr & Farr Sales & Lettings

104 Paygrove Lane

Longlevens, Gloucester, GL2 0BG

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

A QUITE EXCEPTIONL SEMI DETACHED HOUSE SITUATED IN A QUIET POSITION THAT HAS BEEN GREATLY EXTENDED BOTH TO THE SIDE AND REAR AND NOW OFFERS VERY LARGE PRACTICAL FAMILY ACCOMMODATION

Paygrove Lane is a popular quiet residential road situated off Church Road and the Cheltenham Road just 2 miles to the East of Gloucester city centre. Local shopping is within the vicinity, some of the areas most sought after schools are close by and access to both Cheltenham and the M5 is only a short drive.

Number 104 has been its significantly extended both to the side and rear and continually upgraded in the current ownership with little regard for cost. There are five bedrooms of which four are good size doubles, the master having its own ensuite bathroom. There is a beautifully fitted family bathroom and to the ground floor, a formal sitting room to the front and a very large open plan dining/sitting/lounge and kitchen area to the rear which overlooks and adjoins the landscaped garden. Additionally it is gas centrally heated throughout, has double glazing and to the exterior it has ample parking to the front.





OCTAGONAL PORCH

Fully glazed with double doors. Tiled floor. Glazed double doors in UPVC with coloured glass and leaded light detail to:-

ENTRANCE HALL/LOUNGE

18' 0" x 15' 6" (5.49m x 4.72m)

Lovely marble fireplace with contemporary electric fire. Tiled floor. Three wall light points. Double radiator. Staircase to landing with understairs cupboard and leaded light fully glazed door to:-

OPEN PLAN LIVING/DINING/LOUNGE/KITCHEN

29' 0" x 24' 7" (8.84m x 7.49m)

Dining area with red quarry tiled walls. Double radiator. Opening both to kitchen area and living/lounge area, again with black-and-white tiled floor. Central fireplace with log effect gas fire. Velux window and two sets of wide UPVC double glazed sliding patio doors opening to the garden. High-level shelving. Breakfast bar divide to:- Kitchen area, fully and comprehensively fitted with peninsula unit having inset sink unit set into worktops and opening to breakfast bar. Island unit with five ring gas hob and an electric induction hob with cupboards and drawers below. Further areas of cupboards and drawers with Mile double oven. Space for fridge. Wall cupboards. Hanging lighting. Double radiator. Door to:-

UTILITY/STORE ROOM

13' 0" x 10' 6" (3.96m x 3.20m)

"L" shaped. Plumbing for washing machine. Space for dryer. Shelving. Space for fridge/freezer. High-level storage.

CLOAKROOM

Low level WC. Bidet. Central vanity unit. Wash hand basin and cupboards below. Tiled floor. Extractor fan.





FIRST FLOOR

LANDING

Access to loft.

BEDROOM 1

12' 6" x 10' 5" (3.81m x 3.17m)

Radiator.

ENSUITE

Large corner bath with attached shower attachment and separate stainless steel shower. Fully tiled shower cubicle with multi jet controls and glazed sliding screen. Low-level WC. Pedestal wash hand basin. Tiled floor. Fully tiled walls.

BEDROOM 2

16' 0" x 9' 10" (4.88m x 3.00m)

Bay window to the front. Deep shelved linen cupboard.

BEDROOM 3

10' 10" x 10' 1" (3.30m x 3.07m)

Radiator.

BEDROOM 4

11' 0" x 7' 8" (3.35m x 2.34m)

Radiator.

BEDROOM 5

10' 0" x 7' 2" (3.05m x 2.18m)

Open wardrobe cupboard.

FAMILY BATHROOM

Double ended panelled bath with top of the range and very high-quality multi jet shower with a variety of sprays and pressures. Vanity unit with wash hand basin and cupboard below. Low level WC. Fully tiled walls. Tiled floor. Vertical heated towel rail/radiator.



FRONT GARDEN

Front gardens, private from the road with high hedge and double gates to brick paved drive and gravel area with parking for several cars. Mature shrubs and bushes.

REAR GARDEN

Rear gardens imaginatively landscaped with various areas of stone and red tiled paving with raised beds and border surrounds. Further area of terrace ideal for a pergola with water feature. Large central pond with waterfall and sleeper boulder surrounds without outside lighting. Vine covered pergola and mature trees including palm and fruit. Power and light.

DRIVEWAY

3 Parking Spaces

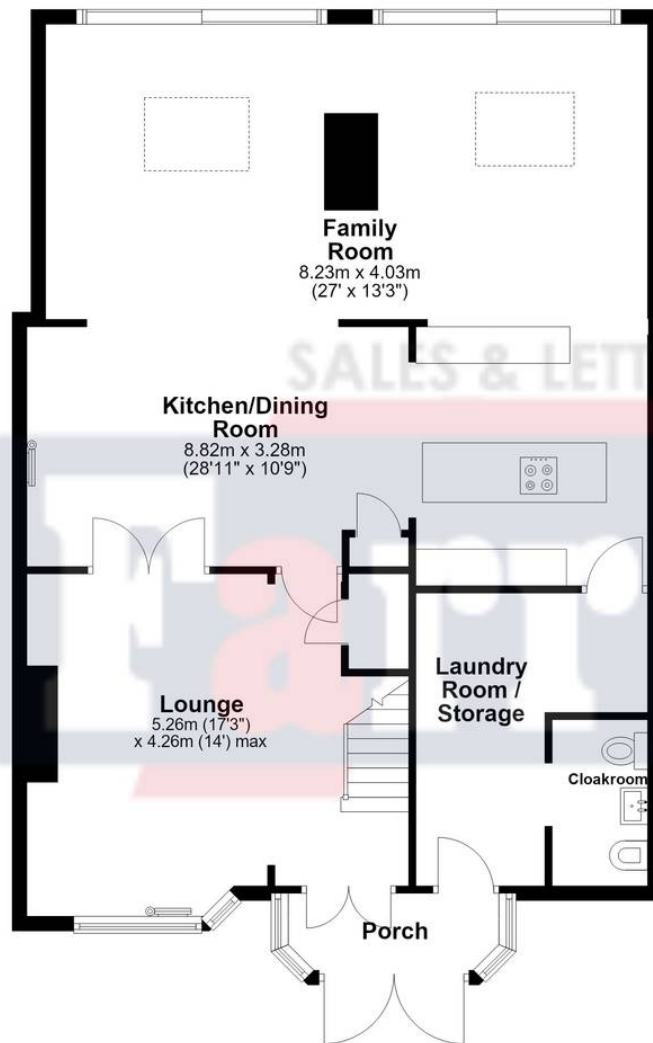






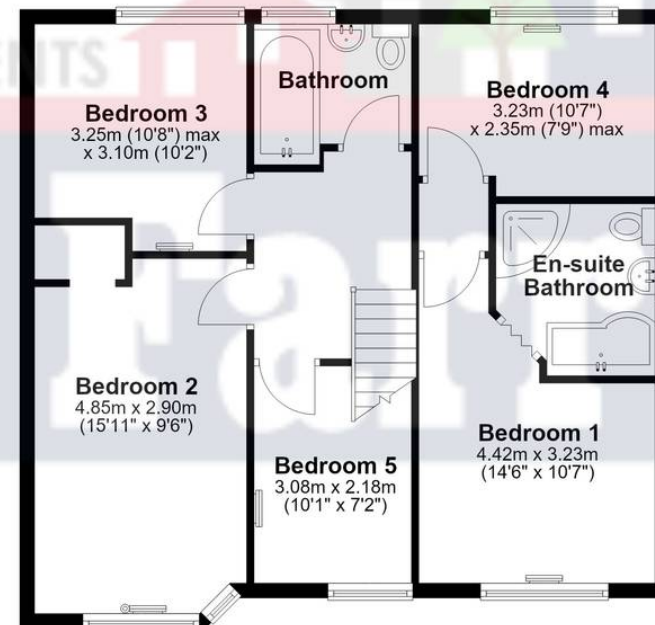
Ground Floor

Approx. 103.5 sq. metres (1113.7 sq. feet)



First Floor

Approx. 66.9 sq. metres (719.8 sq. feet)



Total area: approx. 170.3 sq. metres (1833.5 sq. feet)

Farr & Farr

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