

71b Elmbridge Road, Gloucester - GL2 0NU

£599,950

Farr & Farr Sales & Lettings

71b Elmbridge Road

Gloucester

A beautifully presented and deceptively spacious detached family home on an attractive plot within the highly sought after Longlevens area.
The property has been thoughtfully maintained and stylishly appointed throughout, offering versatile and well balanced accommodation. The accommodation briefly comprises four bedrooms with ensuite to the master, with family bathroom serving the remaining bedrooms. To the ground floor the property offers an excellent range of living space including welcoming lounge, separate sitting room, breakfast room and conservatory. Further accommodation includes a well appointed kitchen, separate utility room, cloakroom and impressive spacious L shape entrance hall. Externally the property continues to impress with a detached double garage, extensive off road parking and beautifully maintained westerly facing rear gardens. Council Tax band: E

Tenure: Freehold

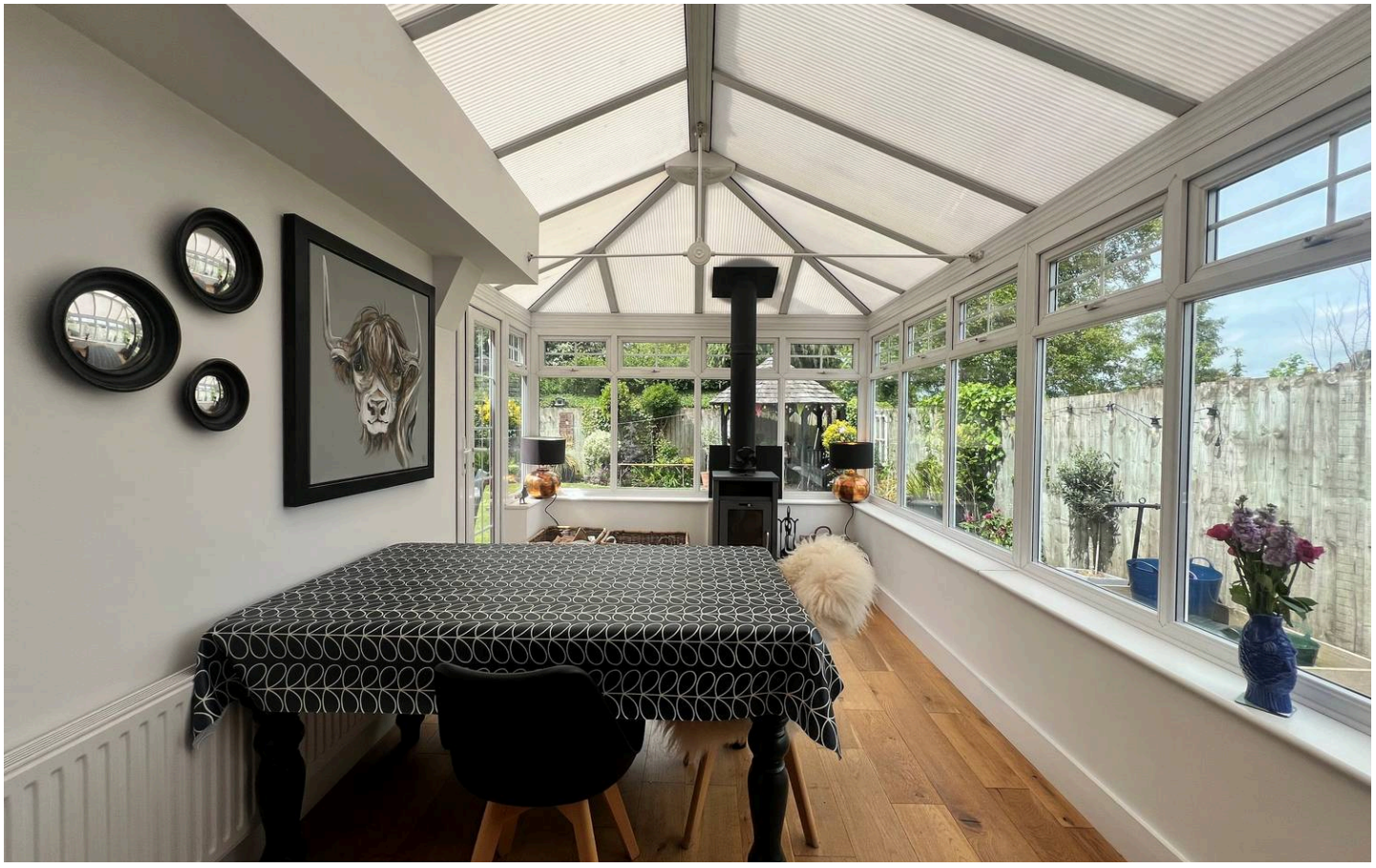
EPC Energy Efficiency Rating: C

- 4 BED DETACHED
- SPACIOUS ENTRANCE HALL
- SITTING ROOM
- LOUNGE
- KITCHEN
- BREAKFAST ROOM
- CONSERVATORY
- UTILITY ROOM
- CLOAKROOM
- ENSUITE TO MASTER













Entrance
Accessed via 4 square composite front door. Double glazed windows to side aspect. Radiator. Telephone point. Storage cupboard. Radiator. High quality oak flooring.

Lounge
12' 7" x 11' 11" (3.83m x 3.63m)
Double glazed front facing window. Oak flooring.

Kitchen
10' 3" x 10' 2" (3.12m x 3.11m)
A stylish and beautifully appointed contemporary kitchen, fitted with a range of shaker style cabinetry in a sophisticated dark finish. Solid wood work surfaces and matching splashbacks. Integrated cooking appliances including double oven, four ring electric hob with extractor fan. Integrated dishwasher. Stainless steel 1.5 bowl inset sink with mixer tap. Space for fridge/freezer. Recessed ceiling spotlights. Front facing double glazed window. Oak flooring.

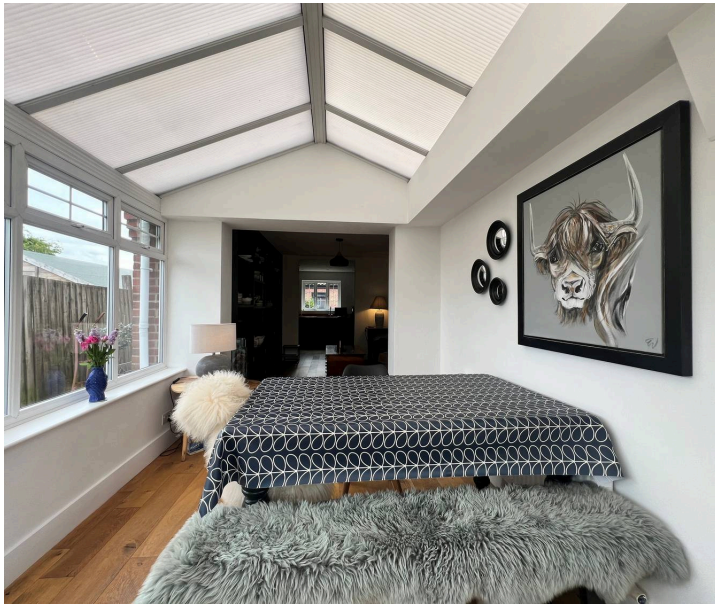
Breakfast Room
12' 4" x 12' 4" (3.77m x 3.76m)
Bespoke floor to ceiling display wall with extensive fitted shelving and storage cabinets in a contemporary dark finish. Oak flooring. Vertical radiator.

Conservatory
15' 2" x 8' 5" (4.62m x 2.57m)
Radiator. Feature wood burning stove. Double glazed French doors to garden. Oak flooring.

Sitting Room
18' 8" x 12' 2" (5.70m x 3.72m)
Feature log burning stove. Radiator. Telephone point. T.V point. Double glazed French doors to garden.

Utility Room
11' 2" x 5' 1" (3.40m x 1.55m)
Shaker style wall and base cabinets with worktops. Stainless steel sink with mixer tap. Plumbing for washing machine. Space for tumble dryer. Radiator. Tiled floor. Double glazed door to side access.







Cloakroom
Contemporary countertop wash basin with mixer tap. Traditional style column radiator. Low level WC. Double glazed window. Extractor fan.

First Floor Landing
Radiator. Oak flooring. Doors to bedrooms and bathroom.

Bedroom 1
12' 2" x 11' 9" (3.72m x 3.57m)
Double glazed window. Telephone point. Storage cupboard with hanging rail. Radiator.

En-suite Shower Room
Fully tiled walk in waterfall shower with screen. Floating vanity unit with storage and wash hand basin. Low level WC. Timber effect panelling. Extractor fan. Oak flooring.

Bedroom 2
11' 11" x 11' 6" (3.64m x 3.51m)
Double glazed window. Radiator. Storage cupboard with hanging rail.

Bedroom 3
15' 0" x 8' 2" (4.58m x 2.49m)
Double glazed window. Radiator. Built in shelving. Storage cupboard with hanging rail.

Bedroom 4
15' 2" x 8' 2" (4.62m x 2.49m)
Double glazed window. Radiator. TV point. Storage cupboard with hanging rail.

Bathroom
Panelled bath with handheld shower attachment. Part tiled walls. Double glazed window. Pedestal wash hand basin. Low level WC. Oak flooring. Radiator. Inset ceiling spotlights. Extractor fan.

Garage
17' 9" x 17' 3" (5.40m x 5.25m)
Spacious double garage with power. Up and over door.

FRONT GARDEN

The property is approached via an attractive and generously proportioned front garden. Predominantly laid to lawn and boarded by mature planting and established trees, providing a pleasant green outlook with areas with a high degree of privacy. A substantial brick pavia driveway offers ample off road parking for multiple cars and leads to a detached double garage.

REAR GARDEN

Beautifully landscaped Westerly facing and very private rear gardens. Predominantly laid to lawn with mature bed borders. Paved terrace area with ample space for seating and dining furniture. Pergola seating area. Timber summerhouse. Fully enclosed by fencing with side access.

DOUBLE GARAGE













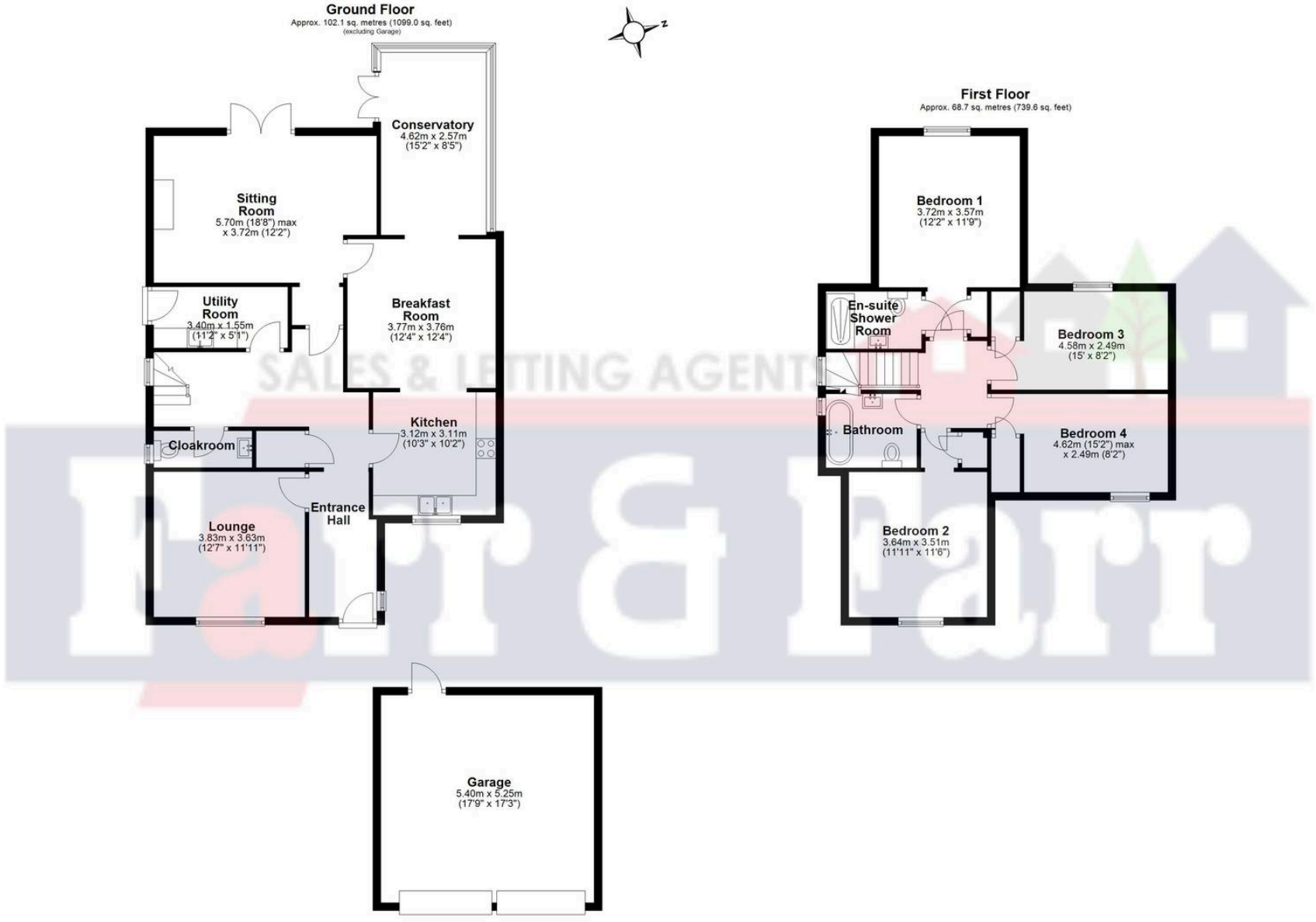












Total area: approx. 170.8 sq. metres (1838.6 sq. feet)

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