



14 Old Cheltenham Road, Longlevens
GL2 0AW - £375,000

Farr & Farr Sales & Lettings

14 Old Cheltenham Road

Longlevens, Gloucester

A SPACIOUS THREE DOUBLE BEDROOM SEMI-DETACHED HOME WITH THREE RECEPTION ROOMS, GENEROUS REAR GARDEN AND VERSATILE HOME OFFICE.

This well presented semi-detached home offers spacious and versatile accommodation, including three double bedrooms and three separate reception rooms.

The ground floor comprises a modern fitted kitchen, three reception rooms including a conservatory, and a useful wet room. Upstairs are three generous double bedrooms, with fitted wardrobes to the master bedroom, together with a family bathroom featuring both a bath and separate shower.

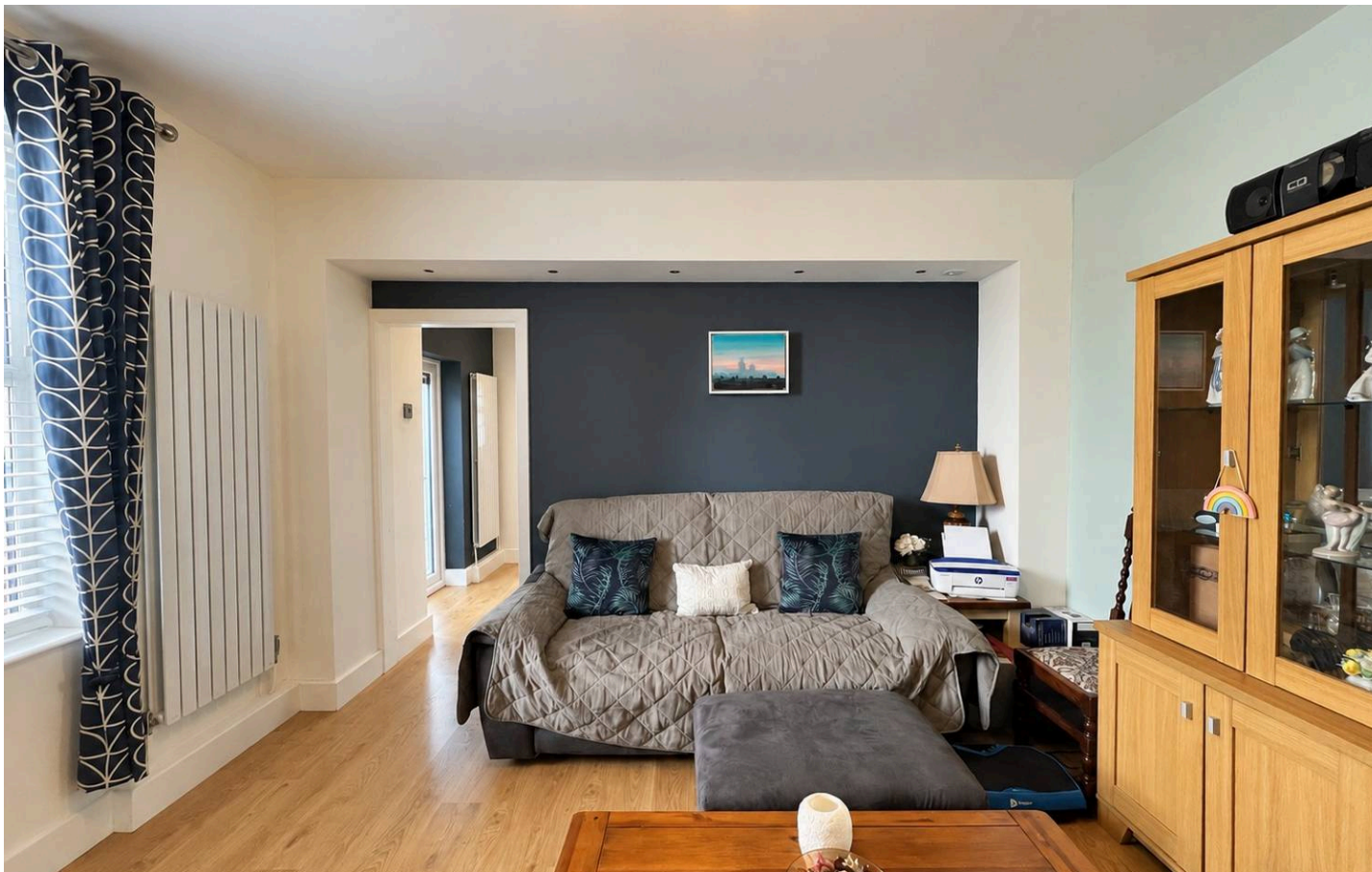
Outside, there is off-road parking for two vehicles to the front and a good sized, private and low maintenance rear garden. A particular feature is the fully insulated garden office with power and lighting, providing an ideal space for home working, hobbies or additional recreational use.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D





Entrance Hall

Entered via UPVC double glazed front door. Small understairs cupboard.

Living Room

11' 10" x 13' 7" (3.61m x 4.13m)

A spacious and well presented living room featuring an attractive fireplace with inset brickwork and a striking feature wall. Bay windows to the front and double glazed window to side provide an abundance of natural light, complemented by wood effect flooring.

Dining Room

12' 4" x 12' 9" (3.75m x 3.88m)

A versatile and well proportioned dining room, currently arranged as an additional reception room, with wood effect flooring, a contemporary feature wall and a stylish contemporary radiator. An open archway provides a natural flow through to the kitchen, while a useful built-in storage cupboard offers additional practicality. Stairs lead to the first floor, and a double glazed window provides plenty of natural light.

Kitchen

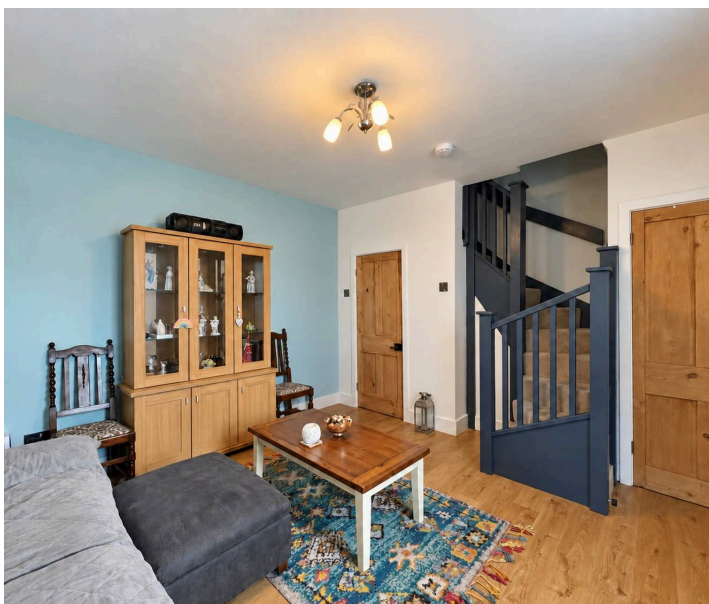
8' 3" x 12' 10" (2.51m x 3.90m)

A modern and well fitted kitchen with a comprehensive range of contemporary grey wall and base units, complemented by coordinating work surfaces and splashbacks. Integrated appliances include a gas hob with stainless steel extractor hood above and built-in double oven. Further features include a stainless steel sink and drainer, recessed ceiling spotlights and attractive wood effect flooring.

Utility Area

3' 4" x 10' 8" (1.02m x 3.25m)

A useful utility area with wood effect flooring, double glazed window to rear aspect. A fitted cupboard with sliding doors discreetly houses the washing machine, while a contemporary vertical radiator completes the space.





Wet Room

5' 5" x 7' 6" (1.66m x 2.28m)

A spacious and well appointed wet room, fully tiled and fitted with a walk-in shower area with wall mounted shower, pedestal wash hand basin and WC. Further features include practical non slip style flooring with integrated drainage, a stainless steel heated towel rail and extractor fan.

Conservatory

14' 6" x 8' 10" (4.43m x 2.70m)

A spacious and versatile conservatory providing excellent additional living and dining space, featuring an impressive pitched glass roof with an attractive decorative floral pattern, creating a beautiful feature whilst allowing an abundance of natural light to flood the room. Further features include wood-effect flooring, recessed ceiling spotlights and contemporary vertical radiators, with French doors providing access to the garden.

Landing

Access to loft.

Bedroom 1

11' 6" x 13' 1" (3.51m x 3.98m)

A double bedroom with two windows providing plenty of natural light. The room benefits from an extensive range of fitted wardrobes and storage, providing excellent hanging and cupboard space, with additional fitted drawers beneath one of the windows.

Bedroom 2

7' 11" x 12' 7" (2.42m x 3.83m)

Double glazed window with rear aspect. Radiator.

Bedroom 3

7' 7" x 9' 11" (2.31m x 3.03m)

Double glazed window to side aspect. Radiator.





Garden

A generous and thoughtfully landscaped rear garden designed with ease of maintenance in mind. The garden features a central area of artificial lawn complemented by paved patio and pathways, providing excellent space for outdoor seating and entertaining. Mature shrubs and established planting add colour and privacy, while a further gravelled seating area creates an additional secluded spot towards the rear. The garden also benefits from a substantial timber storage shed and an impressive detached garden office, making this a particularly versatile outdoor space.

Garden Office 9' 5" x 9' 7" (2.88m x 2.91m)

A fantastic detached garden office providing a versatile additional space, ideal for home working, a music room or hobby space. Finished with attractive panelled walls and ceiling, recessed spotlights and a window providing natural light.

OFF STREET

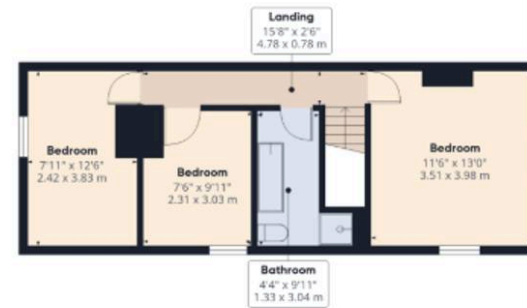
DRIVEWAY

2 Parking Spaces

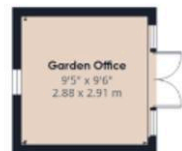




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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