



THE PROPERTY CENTRE
THE AGENT PEOPLE RECOMMEND

01452 545656



7 BED HOUSE - DETACHED LANSDOWN ROAD, GLOUCESTER

- Detached Family Home
- Perfect For Home Office Workers
- Seven Bedrooms
- Stunning Master Suite
- Large Lounge Family room
- Modern Fully Fitted Kitchen
- Large Decking Area
- Gas Central Heating

Description

This very well presented, executive, detached family home is located on the ever popular Lansdown Road. The range of available additional accommodation could also make it suitable for convenient home working.

This seven bedroom property has been extended and much improved over the years to create ample living space, all whilst mixing modern living with character features. The accommodation comprises of entrance hall with parquet flooring, fully fitted kitchen with a host of built in appliances such as two dishwashers, double fitted fridge freezer, two ovens and built in microwave. A fantastic lounge family dining room which has a feature fireplace in the centre of the room housing a wood-burning stove.

The former garage has been converted into a study/utility room. There is also a further playroom/study off the dining area. There is two downstairs W/C's. On the first floor you will find the stunning master suite which has two dormer windows to front and rear aspects to create a light and airy feel, There is a further four bedrooms, family bathroom and shower room. The loft has been converted to create two bedrooms and WC with eaves storage.

The rear of the property is mainly laid to lawn with a large decking area. There is also a patio area and brick built shed with power and light. The front of the property is mainly laid to tarmac to create off road parking for many vehicles, there is also a charging point for electric vehicles.

This is truly an exceptional property and has to be seen to be truly appreciated. Book your viewing with The Property Centre on 01452 545656

Entrance

Via wooden door. Stairs to first floor. Arch to kitchen and lounge. Parquet flooring. Double glazed window to front aspect. Radiator. Door to cloakroom.

Cloakroom

Low level WC. Vanity hand wash basin. Towel rail. Laminate flooring.

Lounge Diner

7.98m x 7.06m (26'02" x 23'02")

Double glazed windows to front and rear aspects. Velux style window. Wood burner with brick effect surround. Radiators. Patio doors onto garden.

Playroom / Study

2.24m x 2.36m (7'04" x 7'09")

Double glazed window to front aspect.

Kitchen

5.23m x 5.05m (17'02" x 16'07")

Double glazed window to rear aspect. Two Velux style windows. One and a half bowl sink unit with drainer and InSinkErator. Gas five ring hob. Extractor hood. Gas on glass hob. Two built in electric ovens. Built in microwave. Under counter fridge. Two built in fridge freezer. Breakfast bar. Laminate flooring. Door to utility/ study. Range of eye level and base level storage cupboards with work surfaces over. Chrome towel rail.

Utility / Study

5.61m x 2.29m (18'05" x 7'06")

Double glazed window to front aspect. Plumbing for two washing machines. Single bowl sink unit with drainer. Wooden door to garden. Door to WC. Range of eye level and base level storage cupboards. Storage cupboard. Radiator.

Cloakroom Two

Double glazed window to rear aspect. Low level WC. Wall mounted hand wash basin. Part tiled walls.

Upstairs

First Floor Landing

Dado rail. Stairs to second floor. Doors to bathroom, shower room and five bedrooms.

Bedroom One

5.89m x 4.22m (19'4" x 13'10")

Two double glazed dormer windows to rear aspect. Double glazed window to rear aspect. Vanity hand wash basin. Two radiators. Door to en-suite.

En-suite

Double glazed to rear aspect. Shower cubicle. Fully tiled walls. Heated towel rail. Vanity hand wash basin.

Bedroom Two

3.38m x 3.20m (11'01" x 10'06")

Double glazed window to front aspect. Radiator.

Bedroom Three

3.33m x 2.82m (10'11" x 9'03")

Double glazed window to front aspect. Radiator.

Bedroom Four

2.49m x 2.90m (8'02" x 9'06")

Double glazed window to rear aspect. Wooden flooring. Radiator.

Bedroom Five

3.43m x 2.87m inc cupboard (3.43m x 2.21m ex cupboar (11'3" x 9'5" inc cupboard (11'3" x 7'3" ex cupboar)

Double glazed window to front aspect. Built in storage with radiator. Radiator.

Family Bathroom

Two double glazed windows to rear aspect. Tiled flooring. Vanity hand wash basin. Low level WC. Fully tiled walls. Panelled bath with shower over. Towel rail.

Shower Room

Double glazed window to rear aspect. Low level WC. Radiator. Electric shower in shower cubicle. Vanity hand wash basin.

Upstairs

Second Floor Landing

Velux style window to front aspect. Eaves storage.

Bedroom Six

6.30m x 3.10m (20'08" x 10'02")

Archway through to sleeping area. Four Velux style windows. Boiler.

Bedroom Seven

3.07m x 2.92m (10'01" x 9'07")

Two Velux style windows to front and rear aspects. Radiator. Eaves storage.

WC

Part tiled walls. Hand wash basin. Chrome heated towel rail.

Outside

Brick Built Shed

Power and light. Wooden door.

Rear of Property

Mainly laid to lawn. Large decking area. Patio area. Wood shed. Trees. Two side access points.

Front of Property

Tarmac driveway for five vehicles. Electric vehicle charging point. Trees and shrubs.

Garage

2.18m x 3.71m (7'02" x 12'2")

Date Created: 30.09.20

Freehold

Agents Note:

Should your offer be accepted.

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

Energy Performance Certificate:

A copy of the energy performance certificate is available upon request.

Property Price:

Asking Price £640,000



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RESIDENTIAL SALES - DISCLAIMER NOTICE: Appliances such as radiators, heaters, boilers, fixtures or utilities (gas, water, electricity) which may have been mentioned in these details have not been tested and no guarantee can be given that they are suitable or in working order. We cannot guarantee that building regulations or planning permission has been approved and would recommend that prospective purchasers should make their own independent enquiries on these matters. All measurements are approximate.

RESIDENTIAL LETTINGS - AGENTS NOTE: Please note that following the introduction of the Tenant Fee Ban on 1 June 2019, most fees previously paid by tenants have now been waived. However, some charges remain. Further details can be found at www.thepropertycentres.co.uk/lettings/lettings-service/tenant-fees-

VIEWING BY PRIOR APPOINTMENT VIA THE PROPERTY CENTRE ON 01452 545656



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