



35 Windfall Way, Longlevens, Gloucester, GL2 0RP

£399,950

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**Farr & Farr** Sales Lettings 



**35 Windfall Way, Longlevens,  
Gloucester, GL2 0RP**

**£399,950**

**A BEAUTIFULLY MAINTAINED, EXTENDED AND  
IMPROVED DETACHED FAMILY HOUSE ON A  
LARGE CORNER PLOT WITH GARDENS TO THE  
REAR AND SIDE**

Number 35 is situated in a small cul-de-sac being part of Windfall way situated just off Elmbridge Road. Gloucester city centre with the hospital, Docks and Cathedral are just over 1 mile to the West. Excellent local shopping and some of the area's most highly regarded school's are within walking distance and access to Cheltenham and the M5 is only a short drive.

The property has been beautifully maintained and upgraded in the current ownership and offers highly practical family accommodation. All bedrooms are of a good size, there is an ensuite to the master and to the ground floor, separate reception rooms, a well fitted kitchen and cloakroom and the addition of a large all year round garden room in a conservatory style to the rear. To the exterior, there is parking to the front with a garage and to the side and rear unusually large gardens that are landscaped for easy maintenance. Additionally, there is a fully lined and glazed Home office/Gym behind the garage.

**[www.farrandfarr.co.uk](http://www.farrandfarr.co.uk)**

**COVERED PORCH**

Composite half glazed door.

**ENTRANCE HALL**

High-quality flooring. Radiator. Turning staircase to landing with flank window. Useful understairs/cloaks cupboard.

**CLOAKROOM**

Low-level WC. Corner wash hand basin. High-quality flooring. Radiator. Consumer box.

**SITTING ROOM** 17' 8" x 11' 2" (5.38m x 3.40m)

Bay window to the front with built-in blinds. Double radiator. TV point. Deep coved ceiling. Wide arch to:-

**DINING ROOM** 11' 0" x 9' 3" (3.35m x 2.82m)

Radiator. Deep coved ceiling. Door to kitchen and UPVC double glazed sliding door to:-

**SUMMER ROOM** 15' 6" x 12' 0" (4.72m x 3.65m)

Tiled floor with underfloor heating. Four wall light points. Vaulted ceiling. Windows to two sides with central double UPVC double glazed French doors to terrace and garden.

**KITCHEN** 12' 5" x 9' 4" (3.78m x 2.84m)

Very comprehensively fitted with inset one and a half bowl ceramic sink unit with mixer taps, cupboards and drawers below. Wall and base units with worktops. Part tiled walls. Built-in four ring gas hob with oven below and stainless steel cooker hood above. Plumbing for dishwasher and washing machine. Space for fridge/freezer. Spotlights. UPVC double glazed door to the side. Double radiator.

**FIRST FLOOR**

**LANDING**

Of a good size with flank window and access to loft.

**BEDROOM 1** 12' 10" x 11' 3" (3.91m x 3.43m)

Attractive bay window to the front. Radiator. TV point. Two double wardrobe cupboards.

**ENSUITE**

Fully tiled shower cubicle and stainless steel controls with glazed folding door. Pedestal wash hand basin. Low-level WC. Heated towel rail. Extractor fan.

**BEDROOM 2** 10' 0" x 10' 1" (3.05m x 3.07m)

Radiator triple wardrobe cupboard. TV point.

**BEDROOM 3** 12' 6" x 7' 5" (3.81m x 2.26m)

Radiator. Recess for wardrobe.

**BATHROOM**

Panelled bath with stainless steel mixer taps and shower attachment with tiled splashback and large mirror. Low level WC. Pedestal wash hand basin. Heated towel rail/radiator. Extractor fan. Part tiled walls. Shaver point. Airing cupboard with shelving.

**EXTERIOR**

Front gardens with parking for one car and path to the front door with slate surrounds.

Rear gardens of a very good size being predominantly to the side and rear of the property laid for ease of maintenance. Large area of stone paved terrace and split level. Enclosed by fencing giving privacy and astroturf with gated side access. Outside lights and tap.

**USEFUL HOME OFFICE** 11' 0" x 11' 0" (3.35m x 3.35m)

Power and lighting. UPVC double glazed double French doors to the front. Pelmet lighting.

**GARAGE**

Adjacent to the property with up and over door.

**AGENTS NOTE**

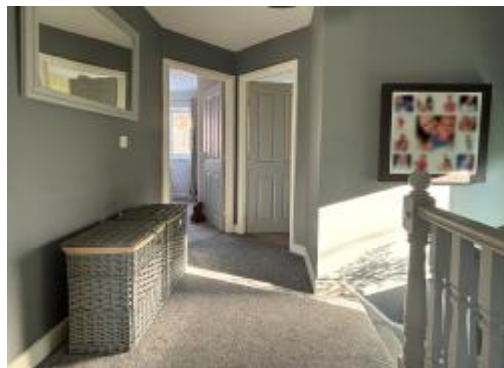
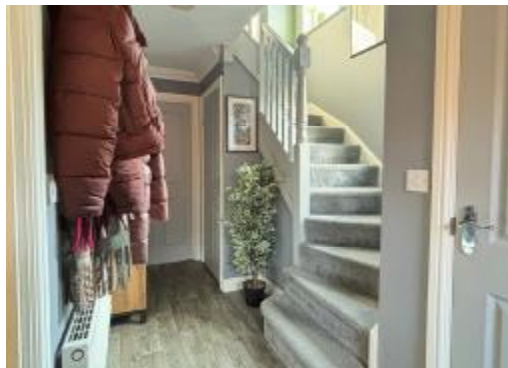
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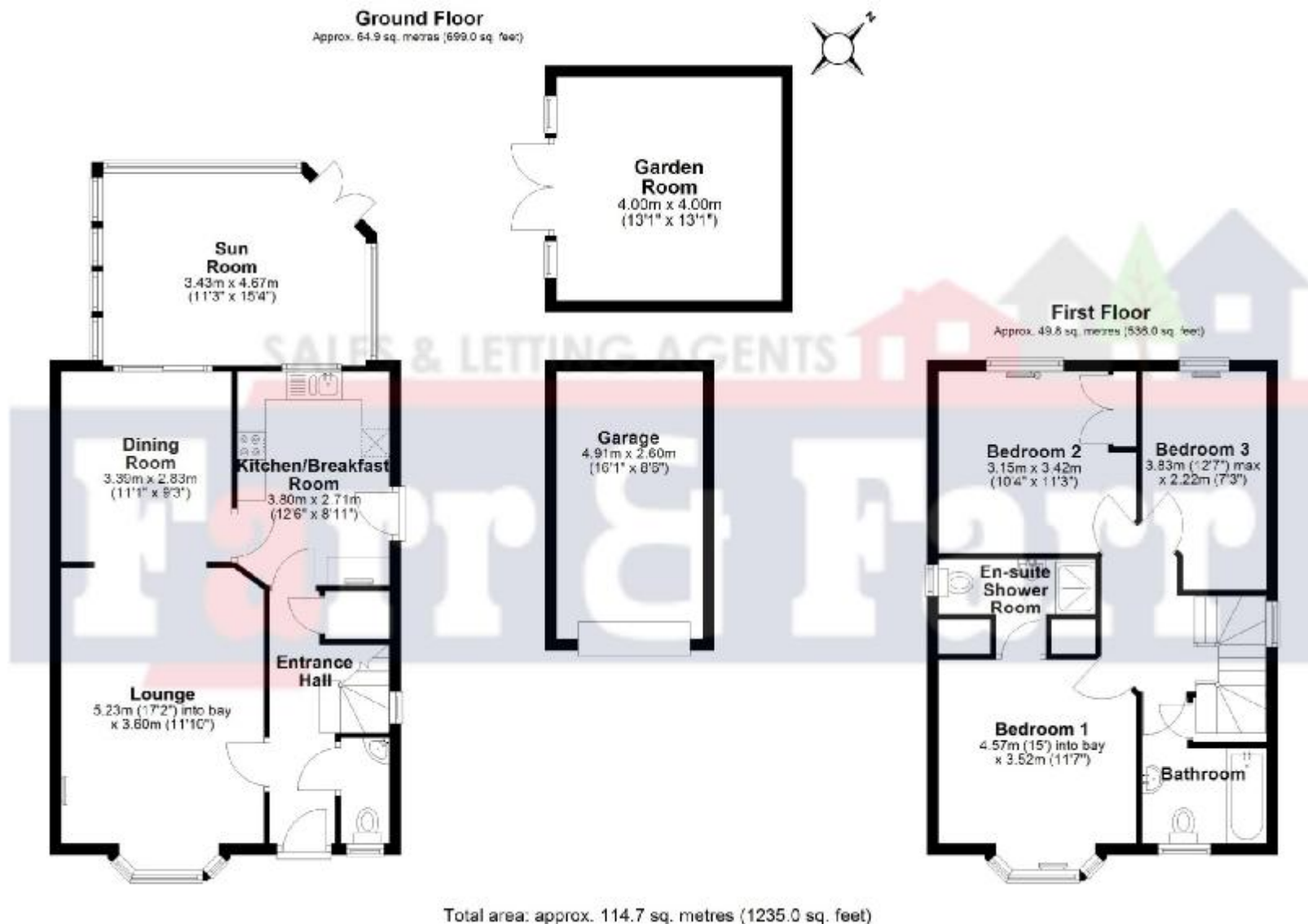
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		











These particulars are set out as a general outline and does not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

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