



10 Kimberley Close, Longlevens, Gloucester, GL2 0LH

£327,500

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Farr & Farr Sales Lettings 

**10 Kimberley Close, Longlevens,
Gloucester, Gloucestershire
GL2 0LH**

£327,500

**A QUITE EXCEPTIONAL AND VERY SPACIOUS
MODERN FAMILY HOME THAT HAS BEEN
SIGNIFICANTLY EXTENDED AND
BEAUTIFULLY LOOKED AFTER BY THE
CURRENT OWNERSHIP**

Kimberley Close is a small cul-de-sac situated off Little Elmbridge and Nine Elms Road approximately 2 miles to the east of Gloucester's city centre. Some of the city's best schools are very close by, good local shopping is within easy reach, and access to Cheltenham and the M5 is only a short drive. Number 10 has been beautifully maintained, significantly extended and cleverly remodelled in the current ownership, and offers very good size and highly individual family accommodation. All the bedrooms are of a good size. There is a well fitted bathroom to the first floor, as well as a full shower room/cloakroom to the ground floor, but most importantly it has been extended to the rear and side to give a quite exceptional 26' x 20' open plan living /dining/kitchen which enjoys the benefits of Bi-fold doors that overlook the gardens. It is double glazed and gas centrally heated throughout, and to the exterior ample parking to the front, ½ garage and lovely landscaped gardens.

www.farrandfarr.co.uk

Covered Porch

Carriage light with Upvc double glazed door to:

Hall

High quality laminate flooring. Boxed radiator. Turning staircase to landing. Built in shoe shelving.

Cloakroom/ Shower Room

Large fully tiled shower cubical with stainless steel controls, and glazed sliding door. Wash hand basin. Low level W.C. Tiled floor. ¾ tiled walls. Vertical heated towel rail/radiator in stainless steel. Inset ceiling spotlights. Extractor fan.

Lounge/ Dining/ Kitchen 26' 1" x 20' 3" (7.94m x 6.17m)

LOUNGE AREA: With coved ceilings. Radiator. T.V point. High quality laminate flooring. Built in shelves. Wide arch to: OPEN PLAN DINING AREA: Double radiator. Vaulted ceiling with velux windows and ceiling spotlights. High quality flooring. Quadruple bi-fold doors to terrace and garden. KITCHEN AREA: Beautifully and comprehensively fitted with inset 1 ½ bow ceramic sink unit with mixer taps, cupboards and drawers below. Wall and base units, with worktops. High quality flooring. Pan drawers. Built in dishwasher. Bosch double oven, five ring gas hob and stainless steel extractor hood. Built in full height larder fridge and freezer. Wine racks. Peninsular unit with breakfast bar and cupboards below. Inset ceiling spotlights. Part vaulted ceiling. Upvc double glazed doors to the side. Useful understairs stores cupboard

Study 9' 8" x 7' 3" (2.94m x 2.21m)

High quality laminate flooring. Double radiator. Dado rails.

Utility Room 7' 0" x 4' 3" (2.13m x 1.29m)

Worktops with plumbing for washing machine. Space for dryer below. Worcester gas fired central heating

boiler. Extractor fan. Radiator. Hanging space. Consumer box.

First Floor Landing

Access to loft.

Bedroom 1 13' 9" x 10' 7" (4.19m x 3.22m)

Radiator. Triple wardrobe with sliding doors (one mirrored). Shelving.

Bedroom 2 12' 0" x 10' 6" (3.65m x 3.20m)

Radiator.

Bedroom 3 9' 3" x 7' 10" (2.82m x 2.39m)

Radiator.

Bathroom

Beautifully fitted with wight suite. Panelled bath. Shower and glazed screen. Wash hand basin. Low level W.C. Three walls fully tiled. Tiled floor. Heated towel rail/radiator. Stainless steel extractor fan.

Front Garden

Predominantly laid to brick pavia, with parking for 2+ cars. Wide side access to: ½ garage with double doors to front. Power and light.

Rear Garden

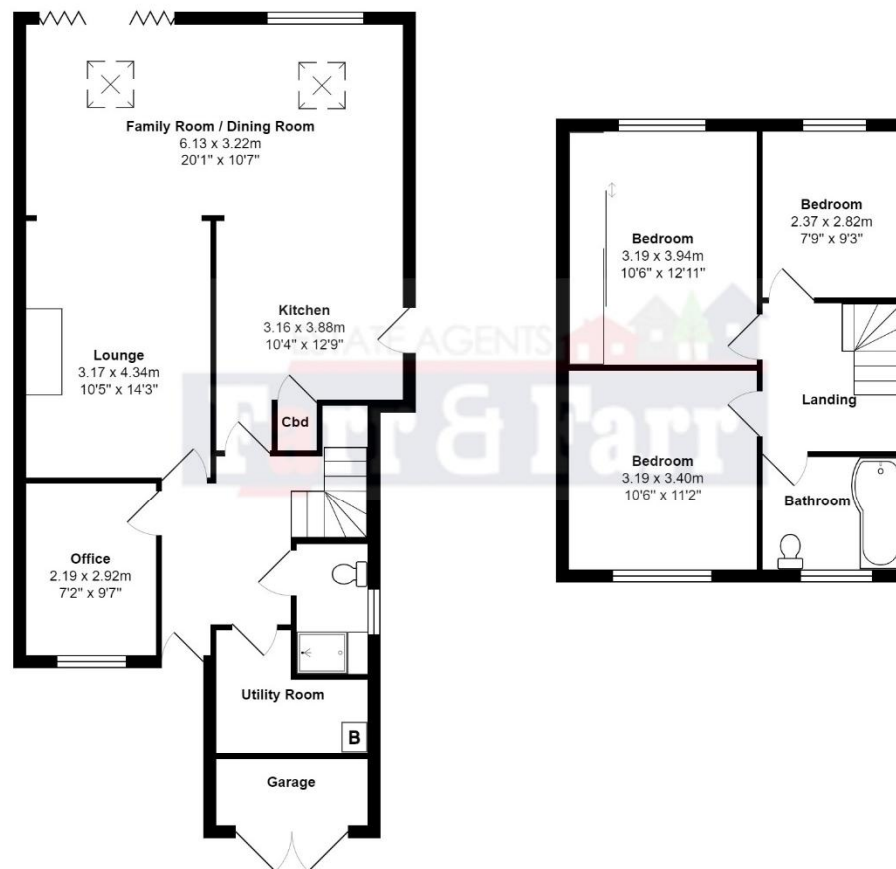
Beautifully and recently landscaped with ease of maintenance in mind . Two good areas of paved terracing with Astroturf lawns between large area of decking with fence surrounds. Good sized garden store. Wide side access with concealed storage. Outside power. Lights and tap. All enclosed by high close fencing giving a good deal of privacy.

COUNCIL TAX: C

EPC: C-73







Approx Total Area: 114.8 m² ... 1235 ft²

Drawn by: www.gloucesterenergysolutions.co.uk.

This plan is for layout guidance only. Not drawn to scale, unless stated.

Windows and door openings are approximate.

Whilst every care is taken in the preparation of this plan, Gloucester Energy Solutions cannot accept any responsibility for any errors or omissions, please check all dimensions, shapes and compass bearings before making any decisions based upon this plan.

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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