



104 Deans Way, Gloucester, GL1 2QD

£335,000

 | 3

 | 2

 | 2


Farr & Farr Sales Lettings 

104 Deans Way, Gloucester,

GL1 2QD

£335,000

A VERY WELL BUILT NINE YEAR OLD
DETACHED FAMILY HOME OF AN
EDWARDIAN STYLE TOGETHER WITH GOOD
SIZED PRIVATE GARDENS

Deans Way is a popular residential road situated on the Northern edge of Gloucester city centre with most of the city's facilities within walking distance. Excellent schools on the doorstep and access to Cheltenham and the M5 is only a short drive. Number 104 was built approximately nine years ago to a high standard in an Edwardian style of good size accommodation with all the modern facilities.

There is an ensuite to the main bedroom, luxury bathroom, as well as to the ground floor, two separate reception rooms and a very well fitted 20' kitchen from which adjoins and overlooks the garden. Additionally there is a concealed area for a large workshop as well off-road parking to the front.

www.farranfarr.co.uk

ENTRANCE PORCH

UPVC double glazed front door with leaded light and bevelled glass detail to:-

ENTRANCE HALL

High-quality flooring. Staircase to landing. Radiator. Inset ceiling spotlights. Consumer box.

CLOAKROOM

Wash hand basin with cupboard below. Tiled floor. Radiator. Extractor fan. Ceiling spotlights.

SITTING ROOM 12' 4" x 10' 7" (3.76m x 3.22m)

Bay window to the front. High-quality flooring. Inset ceiling spotlights with dimmer switch. Radiator. TV point.

DINING ROOM 13' 6" x 10' 0" (4.11m x 3.05m)

High quality flooring. Contemporary vertical radiator. Inset ceiling spotlights. UPVC double glazed door to garden and glazed door to:-

KITCHEN/BREAKFAST ROOM 22' 0" x 11' 0" (6.70m x 3.35m)

Beautifully and recently fitted with white unit and black worktops with inset 1 and 1/2 bowl single drainer stainless steel sink unit with cupboards and drawers below. Wall and base units. Tiled floor. Built-in glass and stainless steel fronted oven with electric hob. Tiled splashback. Stainless steel cooker hood. Plumbing for washing machine. Ceiling spotlights. Understairs cupboard with Valliant gas central heating boiler. Peninsula bar to breakfast area with radiator. Velux windows and UPVC double glazed doors to terrace and garden.

FIRST FLOOR

LANDING

Window to the side. Linen cupboard with shelving. Two double wardrobe cupboards. Inset ceiling spotlights. Access to loft.

BEDROOM 1 12' 0" x 8' 2" (3.65m x 2.49m)

Radiator. Wardrobe recess. Inset ceiling spotlights on dimmer switch. TV point.

ENSUITE SHOWER ROOM

Fully tiled corner shower with stainless steel Mira controls and glazed screen. Pedestal wash and basin. Low level WC. Vertical heated towel rail. Spotlights. Extractor fan.

BEDROOM 2 13' 0" x 8' 4" (3.96m x 2.54m)

Inset ceiling spotlights. Radiator.

BEDROOM 3 11' 0" x 8' 2" (3.35m x 2.49m)

High-quality flooring. Radiator. Inset ceiling spotlights.

BATHROOM

Panelled bath with double shower and curved screen. Low-level WC. Vanity unit with wash hand basin and drawers below. Wall cupboards. Fully tiled walls. High quality tiled floor. Shelving. Inset ceiling spotlights. Extractor fan.

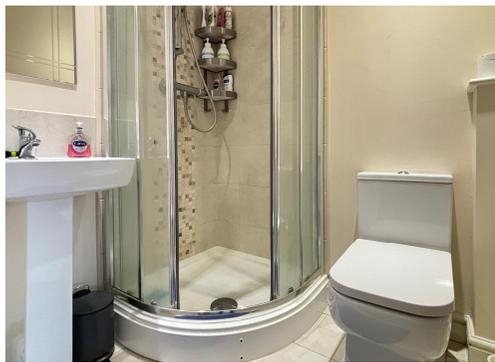
EXTERIOR

Front gardens with wall and brick pavia parking space with gated side access to:-

Rear gardens of a very good size and surprisingly private, predominantly to the side and rear. Good area of terrace and path to large area of lawns with shrub bed borders. Productive vegetable area and greenhouse. All enclosed by close boarded fencing. Outside power and light. Concealed area with second area of terrace. Large workshop with power and light, windows and double doors. Timber garden shed and area for concealed storage.

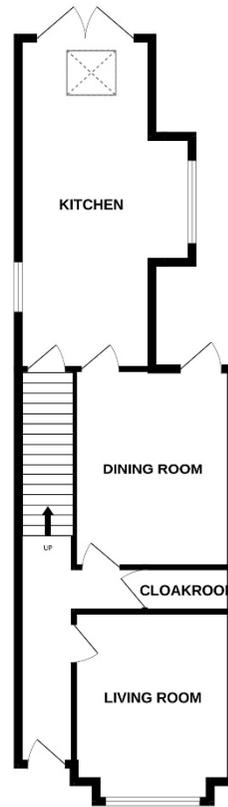
AGENTS NOTE

EPC: B-83 COUNCIL TAX: D





GROUND FLOOR
618 sq.ft. (57.4 sq.m.) approx.



1ST FLOOR
538 sq.ft. (49.9 sq.m.) approx.



DETACHED

TOTAL FLOOR AREA: 1156 sq.ft. (107.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan concerned here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

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.

City Centre

2a Worcester Street
Gloucester GL1 3AA
☎ 01452 500025
✉ enquiries@
farrandfarr.co.uk

Hucclecote

50 Hucclecote Road
Gloucester GL3 3RT
☎ 01452 613355
✉ hucclecote@
farrandfarr.co.uk

Longlevens

125 Cheltenham Road
Gloucester GL2 0JQ
☎ 01452 380444
✉ longlevens@
farrandfarr.co.uk

Lettings

40 Oxstalls Way
Gloucester GL2 9JQ
☎ 01452 238298
✉ lettings@
farrandfarr.co.uk