



# Farr & Farr

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**PRICE: £685,000**

**REF: LG24573/JF**

**71 LANSDOWN ROAD  
GLOUCESTER  
GL1 3JD**



**A SUBSTANTIAL 1930'S DETACHED FAMILY HOUSE SITUATED IN  
A POPULAR TREELINED ROAD WHICH HAS BEEN BEAUTIFULLY  
MODERNISED AND CLEVERLY EXTENDED**

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## **71 LANSDOWN ROAD, GLOUCESTER**

Lansdown Road is a very popular and semi hidden treelined residential road under ½ mile to the North East of Gloucester City centre. Some of the areas most sought after schools are within walking distance, good local shopping is close by and access to the exciting Docklands development at the Quays and the Cathedral is within easy reach.

Number 71 has been the subject, over the last 10 years, to extensive work together with a significant extension and now offers a very practical large family home. Internally there are 5 bedrooms, all of which are doubles and 2 have ensembles. On the ground floor, a formal sitting room to the front and a large open plan family/dining/kitchen to the rear which overlooks and adjoins the gardens. Additionally there is a study, utility, downstairs toilet and cloakroom. To the exterior are lovely gardens, ample parking and a garage.

**FIVE BEDROOMS: TWO WITH ENSUITE SHOWER ROOMS: FAMILY BATHROOM: SHOWER ROOM: GOOD HALL AND LANDING: CLOAKROOM: DOWNSTAIRS W.C: SITTING ROOM: STUDY: 25' X 21' KITCHEN/BREAKFAST/FAMILY ROOM WITH ROOF LANTERN AND WIDE PATIO DOORS OVERLOOKING THE GARDEN: GAS CENTRAL HEATING: UPVC DOUBLE GLAZING: GOOD SIZED GARAGE: AMPLE PARKING: LARGE AND MATURELY LANDSCAPED REAR GARDENS:**

### **DEEP PORCH:**

Quarry tiled floor. Oak front door with leaded light and coloured glass detail to:-

### **ENTRANCE HALL:**

Oak stripped flooring. Radiator. Staircase to landing with glass banister and understairs cupboard. Deep cloaks cupboard.



### **DOWNSTAIRS W.C:**

Low level W.C. Corner wash hand basin. Spotlights.

### **SITTING ROOM: 18'8' x 12'11.**

Oak stripped floor. Hole in the wall style fireplace with beam above. Multi fuel burning stove. Two double radiators. Bay window to the front. Coved ceiling.



### **OPEN PLAN/KITCHEN/DINING/FAMILY ROOM: 25'2 x 20'8**

Kitchen area beautifully fitted with cream minimalist front units comprising 2 ½ bowl inset sink unit with mixer taps with cupboards and drawers below. Two built in Neff ovens and Induction hob. Built in fridge and freezer. Dishwasher. Pan drawers. Oak topped island unit with cupboards and shelving below, including breakfast bar with power. High quality flooring.

Dining area with inset ceiling spotlights. Corner free standing wood burning stove. Flank window. Two double radiators. Opening to:-

Sitting area with inset ceiling spotlights. High quality flooring. Roof lantern. Third double radiator. Upvc double glazed sliding patio doors to terrace and garden. Door to:-







**STUDY: 6'3 x 5'10**

High quality flooring. Radiator.



**UTILITY ROOM: 10'7 x 8'**

Inset stainless steel sink unit set into worktops with cupboards below. Plumbing for washing machine. Space for dryer or fridge. Broom cupboard. High quality flooring. Radiator. Upvc double glazed door to the garden. Door to the garage.

**FIRST FLOOR:**

**LANDING:**

Staircase to second floor.

**BEDROOM 1: 15'4 x 12'**

Bay window to the front.  
Radiator.



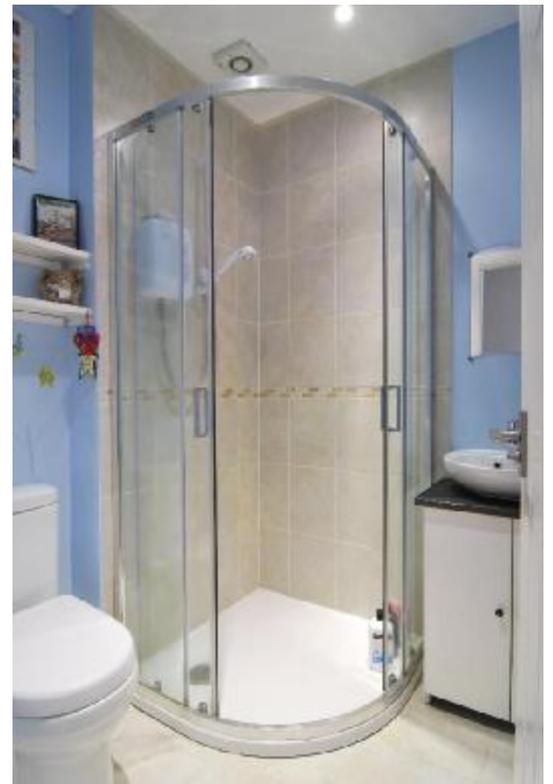
**BEDROOM 2: 17'8' x 7'11**

Window to the side and rear overlooking the garden. Radiator.



**ENSUITE SHOWER ROOM:**

Good sized corner shower with Triton controls. Fully tiled splashbacks and glazed sliding screen. Vanity unit with wash hand basin and cupboard below. Low level W.C. Tiled floor. Inset ceiling spotlights. Extractor fan.



**BEDROOM 3: 12' x 12'**

Double wardrobe cupboard. Airing cupboard housing Worcester gas fired central heating combi boiler. Coved ceilings. Radiator. Window to the rear.



**BEDROOM 4: 15'3 x 9'10 (max).**

Radiator. Window to the front.



**BATHROOM:**

Very well fitted with double ended contemporary panelled bath. Pedestal wash hand basin. Low level W.C. Black and white tiled floor. Extractor fan. Inset ceiling spotlights. Vertical heated towel rail.

**SHOWER ROOM:**

Shower cubicle with marbrex splashback and stainless steel controls. Vertical heated towel rail. Inset ceiling spotlights. Extractor fan.

**SECOND FLOOR:****LANDING:**

Access to boarded eaves storage. Cloaks/wardrobe cupboard.

**BEDROOM 5: 13'1 x 13'5**

Dormer window overlooking the garden. Velux window. Access to eaves storage. Radiator.



**ENSUITE SHOWER ROOM:**

Fully tiled shower cubicle with stainless steel controls. Low level W.C. Wash hand basin. Towel rail. Vinyl flooring. Extractor fan. Inset ceiling spotlights. Vertical heated towel rail.

**EXTERIOR:**

Front gardens with wide driveway with parking for several cars being macadam and gravel with brick pavia path to front door. Gate to wide covered side access ideal for small workshop and wood storage with door to rear gardens. Outside light.

Rear gardens of a very good size being 120' In length. Paved terrace. Large area of lawns with mature shrub beds to either side. Trees with bushes. Raised gravelled terrace with pergola. Two garden sheds. Greenhouse. Vegetable area. All enclosed by fencing.

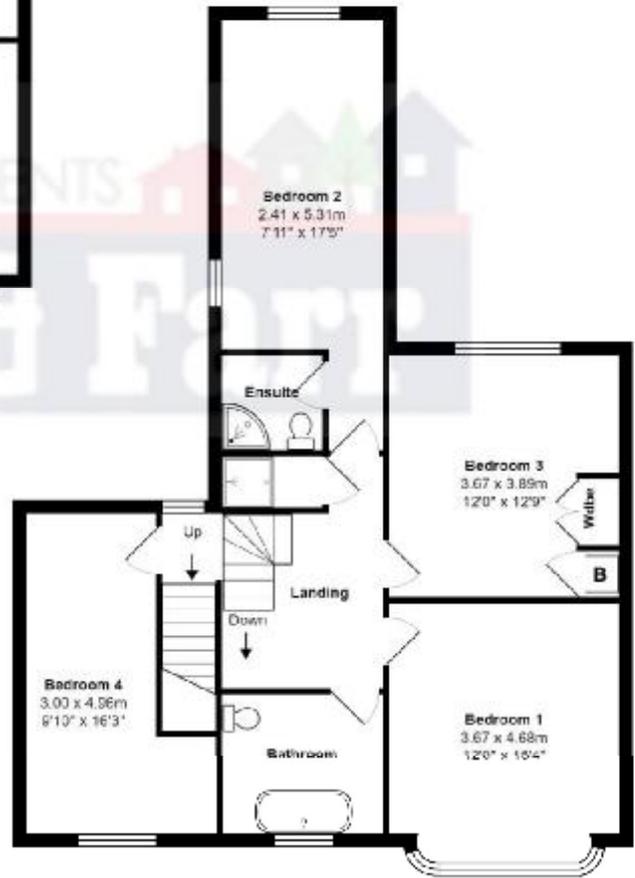
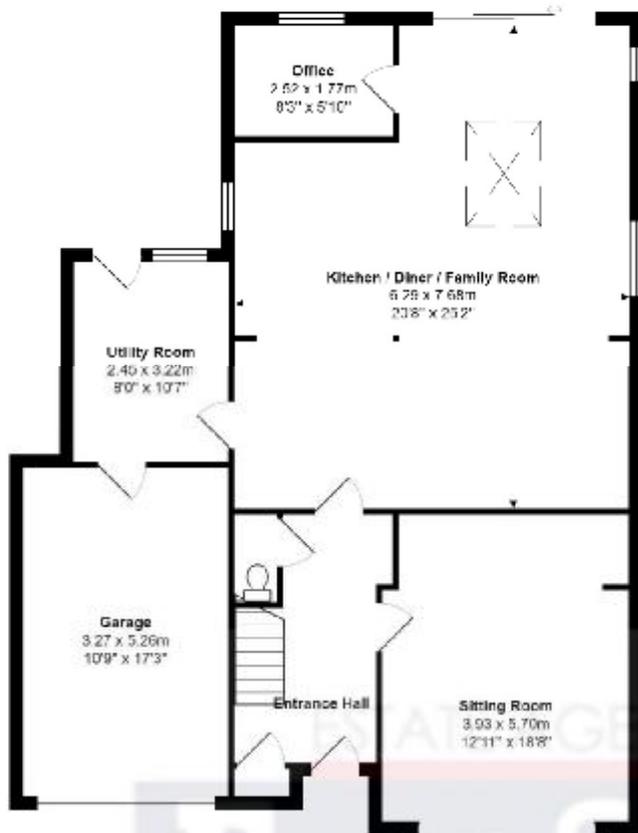






**GARAGE: 17'3 x 10'**  
Up and over door. Power and light.

**COUNCIL TAX: F**  
**EPC: D-65**



Approx Total Area: 210.4 m<sup>2</sup> ... 2264 ft<sup>2</sup>

Drawn by: [www.gloUCESTERENERGYSOLUTIONS.CO.UK](http://www.gloUCESTERENERGYSOLUTIONS.CO.UK)  
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