



## 46 Lansdown Road

Gloucester, GL1 3JD

**£575,000**



Murdock & Wasley Estate Agents are excited to showcase this beautifully presented and heavily extended four-bedroom semi-detached house, spread over three floors. Situated in a sought after and convenient location close to the city centre, top-achieving grammar schools and Royal hospital, this property is finished to a show-home standard throughout.

This house offers a perfect blend of modern living and comfort with a spacious open-plan kitchen/ family area, with a separate sitting room on the ground floor. Upstairs, there are three bedrooms and a bathroom. The top floor is dedicated to a master suite that boasts stunning views of the surrounding tennis courts. The south-west facing garden features an artificial putting green, a home office/gym, and a garage with a driveway that accommodates three vehicles.

This exceptional property must be seen to be fully appreciated.



**Porch**

Accessed via composite double glazed door, original stained glass windows, quarry tiled flooring, inset ceiling spotlights. Opening to:

**Entrance Hall**

Power points, tiled flooring with underfloor heating, stairs to first floor landing, wooden door to understairs storage cupboard, side aspect upvc double glazed window. Doors lead off:

**Kitchen/ Family Room**

Range of base, wall and drawer mounted units, Quartz worksurfaces, single sink unit with a Kettle tap over. Appliance points, power points, double oven/ grill with further single oven/ grill, warming tray and induction hob with built in extractor. Integral tall fridge, tall freezer, dishwasher and variety of bins. Space for dining table, wooden door to pantry with shelving, inset ceiling spotlights, tiled flooring with underfloor heating, TV point, two Velux roof lights and rear aspect upvc bi-folding double glazed doors. Door to:

**Utility**

Base mounted units with stainless circular sink, Worcester gas fired boiler, pressurised cylinder, space and plumbing for washing machine and tumble drier. Tiled flooring with underfloor heating, side aspect upvc double glazed window and door.

**Cloakroom**

Concealed wc, vanity wash hand basin with mixer tap over and storage below, partly tiled walls, tiled flooring with underfloor heating, rear aspect upvc double glazed window.

**Lounge**

Tv point, power points, inset ceiling spotlights, bespoke storage cupboards, front aspect upvc double glazed window.

**Landing**

Power points, side aspect upvc double glazed window. Doors lead off:

**Bedroom Two**

Tv point, power points, radiator, inset ceiling spotlights, wooden flooring, rear aspect upvc double glazed window.

**Bedroom Three**

Tv point, power points, radiator, inset ceiling spotlights, wooden flooring, front aspect upvc double glazed window.

**Bedroom Four**

Tv point, power points, radiator, inset ceiling spotlights, wooden flooring, front aspect upvc double glazed window.

**Bathroom**

Suite comprising double step in shower cubicle with waterfall shower head and separate shower, 'his and hers' vanity wash hand basin with storage below and mixer taps over, concealed wc. Mandarin stone fully tiled walls and flooring, heated towel rail, inset ceiling spotlights, rear aspect upvc double glazed window.

**Landing**

Dressing table, power points, Amtico flooring, eaves storage. Opening to:

**Master Bedroom**

Tv point, power points, Amtico flooring, LED strip lighting, wall mounted radiator, inset ceiling spotlights, rear aspect upvc double glazed French doors with Juliette balcony over looking surrounding tennis courts. Opening to:

**En-Suite**

Suite comprising step in double shower cubicle with waterfall shower head, concealed wc, vanity wash hand basin with mixer tap over and storage below. Heated towel rail, Amtico flooring, inset ceiling spotlights, partly tiled walls, rear aspect upvc double glazed window.

**Walk-in Wardrobe**

Comprising of a variety of hanging rails, pigeon holes and eaves storage. Amtico flooring, Velux roof light.

**Outside**

At the front of the property, there is a block-paved driveway offering off-road parking for two vehicles. This driveway extends to a gravelled area that provides one additional parking space.

Gates to the side of the property lead to an additional block-paved driveway, which in turn leads to the rear garden and:

**Garage**

Accessed via double wooden doors with power and lighting.

At the rear of the property, there is a south/westerly facing garden that includes a patio, perfect for a table, chairs, and entertaining. This patio leads to a flat lawn with an artificial putting green, suitable for year-round use. The garden also features various raised flower and vegetable beds, mature borders, and at the rear a:

**Home Office/ Gym**

Accessed via upvc double glazed French doors, power, lighting, 18 inch gym floor and a front aspect upvc double glazed window. A wooden door leads to an office space with power points, electric radiator and front aspect upvc double glazed window.

**Tenure**

Freehold

**Local Authority**

Gloucester City Council  
Council Tax Band: D

**Services**

Mains water, gas, electricity and drainage.

**Awaiting Vendor Approval**

Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		73	81
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
		EU Directive 2002/91/EC	

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