



Fairways, Base Lane, Sandhurst, Gloucester, GL2 9NU  
£585,000





#### **ENTRANCE PORCH**

UPVC double glazed front door with matching side slips to:-

#### **ENTRANCE HALL**

High-quality laminate flooring. Double radiator. Turning staircase to landing with understairs cupboard. Double cloaks cupboard.

#### **CLOAKROOM**

Low level WC. Wash hand basin. Tiled floor. Radiator. Extractor fan.

#### **SITTING ROOM**

17' 7" x 12' 8" (5.36m x 3.86m)

Timber fireplace with woodburning stove. Two double radiators. TV point. Window to the front. UPVC double glazed sliding patio doors to garden.

#### **STUDY**

7' 3" x 7' 8" (2.21m x 2.34m)

Radiator.

#### **KITCHEN/DINER**

21' 4" x 10' 6" (6.50m x 3.20m)

Dining area with high-quality laminate flooring. Double radiator. Double UPVC double glazed French doors to garden. Peninsula bar divide to Kitchen area, comprehensively fitted within inset one and a half bowl stainless steel sink unit with mixer taps, cupboards and drawers below. Wall and base units. Part tiled walls. High-quality laminate flooring. Space for 110cm cooking range with wide cooker hood. Plumbing for dishwasher. Spotlights. Arch to:-

#### **UTILITY**

6' 7" x 5' 3" (2.01m x 1.60m)

Space for fridge/freezer. Radiator. Worktops with cupboards below. Broom cupboard with Worcester gas fire central heating boiler.



## FIRST FLOOR

### LANDING

Access to loft. Deep airing cupboard with factory lagged cylinder and immersion heater.

### BEDROOM 1

13' 3" x 12' 0" (4.04m x 3.66m)

High-quality laminate flooring. Double radiator. Two Velux windows and window to the side. Double wardrobe cupboard.

### ENSUITE

Fully tiled shower cubicle and stainless steel double headed shower with glazed sliding doors. Vanity unit with wash hand basin. Low level WC. Vinyl floor. Shaver point. Vertical heated towel rail. Radiator.

### BEDROOM 2

11' 6" x 10' 8" (3.51m x 3.25m)

Radiator. High-quality laminate flooring. Double wardrobe cupboard.

### BEDROOM 3

12' 7" x 8' 1" (3.84m x 2.46m)

High-quality laminate flooring. Radiator. Double wardrobe cupboard.

### BEDROOM 4

12' 7" x 7' 0" (3.84m x 2.13m)

High-quality laminate flooring. Radiator. Double wardrobe cupboard.

### BATHROOM

White suite of panelled bath with Triton electric shower, tiled splashback and glazed screen. Wash hand basin. Low-level WC. Part tiled walls. Vinyl floor. Shaver point. Spotlights.

### EXTERIOR

Five bar gate to area of macadam drive with parking for up to 4 cars. Security lighting. Gates to either side. Side gardens with possible additional parking laid to gravel with paved terrace. Two garden sheds. Productive vegetable area and barked beds with trees. Wrought iron gate to:-





### EXTERIOR

Rear gardens, of a very good size with full width paved terrace with shrub bed borders leading to lawns with walls to 2 sides and fencing to the other, giving a great deal of privacy. Mature trees and bushes. Concealed composite area. Outside security lighting and further paved area. Useful storage with small timber summer house.

### DOUBLE GARAGE

17' 0" x 17' 0" (5.18m x 5.18m)

Double garage 17 x 17 to up and over doors eaves storage window to the side power and light and personnel door to the

### AGENTS NOTE

COUNCIL TAX: TBC EPC: TBC



