



16 Alders Green

Longlevens, Gloucester, GL2 9HJ

Offers in excess of £400,000



We are thrilled to welcome to the open market this EXCEPTIONAL detached family home, which was originally a four-bedroom property, but has been thoughtfully converted into a spacious three-bedroom layout to meet the family's specific needs. This much-loved home is presented in show home condition and features stylish open-plan living, making it perfect for modern family life. Situated in a quiet and highly desirable cul-de-sac in Longlevens, this property offers both privacy and convenience, creating the ideal living space for a growing family.

Early Viewing Advised:



Entrance Hallway

Approached via Upvc double glazed front door, radiator, stairs leading to first floor, doors to cloakroom & lounge.

Cloakroom

Upvc frosted double glazed window to front, low level wc & pedestal wash hand basin, radiator, tiled floor.

Lounge 14'7" x 10'11" (4.46 x 3.35)

Upvc double glazed windows to front, television point, radiator, power points, door to kitchen area.

Kitchen 14'10" x 9'8" (4.53 x 2.97)

Two Upvc double glazed windows to rear with blinds, eye & base level units with wooden work tops, sink/drainer, electric oven with separate induction hob & hood, integral microwave, fridge, freezer & dishwasher, tiled flooring, recessed down lights, opening through to dining area.

Dining Area 13'6" x 10'3" (4.14 x 3.13)

Upvc double glazed sliding doors to rear. radiator, power points, tiled flooring,

Utility / Converted Garage 14'10" x 7'8" (4.53 x 2.35)

Approached via its own private door, power & lighting, plumbing & space for appliances.

First Floor Landing

Access to loft via hatch, doors to all rooms.

Bedroom 1 17'1" x 10'4" (5.22 x 3.15)

Upvc double glazed windows to front, radiator, power points.

En-Suite 10'5" x 4'0" (3.20 x 1.23)

Upvc frosted double glazed window to rear, shower cubicle, low level wc & pedestal wash hand basin, heated towel rail, extractor fan, recessed down lights.

Bedroom 2 12'10" x 8'7" (3.93 x 2.62)

Two Upvc double glazed windows to front, radiator, power points, built in wardrobes.

Bedroom 3 & 4 14'10" x 8'11" (4.53 x 2.73)

Two Upvc double glazed windows to rear, radiator, power points, laminate flooring.

Bathroom 8'6" x 6'3" (2.61 x 1.93)

Upvc frosted double glazed window to side, shower cubicle, panelled bath, low level wc & pedestal wash hand basin, tiled walls, heated towel rail.

Rear Garden

An enclosed rear garden which is beautifully maintained. Partly paved with an area laid to lawn, flower & shrub borders, shed, cold water tap.

Tenure

Freehold.

Services

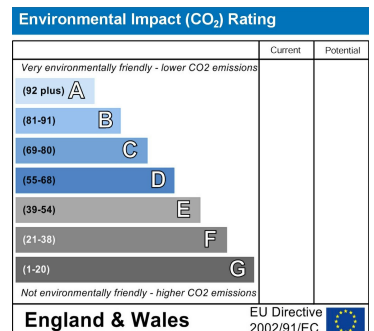
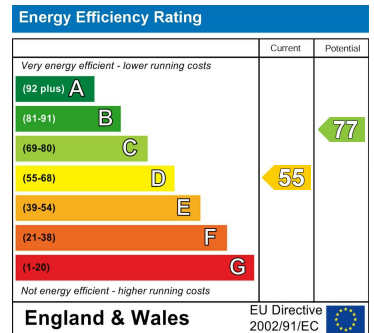
Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- Band D

Awaiting Vendor Approval

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

95 Maidenhall, Highnam, Gloucester, GL2 8DJ email: office@mwea.co.uk

GLOUCESTER 01452 682952 FOREST OF DEAN 01594 888624 WWW.MWEA.CO.UK

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at Maidenhall, Highnam, Gloucester, GL2 8DJ

