



## 50 Wellsprings Road

Longlevens Gloucester, GL2 0NJ

**Offers in excess of £440,000**



Murdock & Wasley Estate Agents are thrilled to present this beautifully extended four-bedroom semi-detached home, nestled on a picturesque tree-lined road in the highly sought-after area of Longlevens. Ideally located near excellent transport links, local amenities, and top-performing grammar schools, this property offers both convenience and charm.

Designed for modern family living, the home features spacious and versatile accommodation, complemented by a generous south-facing garden complete with a home office/bar. A private driveway provides off-road parking for two vehicles, making this an exceptional opportunity not to be missed.



### Porch

Accessed via upvc double glazed door with windows either side. power points, laminate flooring, coving. Door to:

### Entrance Hall

Accessed via upvc double glazed door, BT socket, power points, radiator, stairs to first floor landing with storage beneath, tiled flooring. Wooden doors lead off:

### Cloakroom

Pedestal wash hand basin, low level wc, radiator, tiled flooring, coving, side aspect upvc double glazed window.

### Kitchen/Diner

Range of wall base and drawer mounted units, Quartz worksurfaces, single bowl with mixer tap, five ring gas hob with extractor above, eye-level double oven and grill. Tv point, appliance points, power points, radiator. Integrated fridge/freezer, dishwasher and wine cooler. Tiled flooring, inset ceiling spotlights. Two Velux windows, rear aspect upvc double glazed window and French doors leading to the garden. Opening to:

### Family Room

Power points, radiator, feature gas fireplace, dado rail, coving, side aspect upvc double glazed door.

### Utility

Base mounted units, stainless steel sink unit with a mixer tap over. Appliance points, power points, space for washing machine and tumble drier. Tiled flooring, inset ceiling spotlight, side aspect upvc double glazed window, wooden door gives access to airing cupboard housing "Vaillant Combination boiler".

### Lounge

Tv point, telephone point, radiator, feature gas fireplace, coving, front aspect upvc double glazed bay window. Wooden door to:

### Landing

Side aspect upvc double glazed window. Doors lead off:

### Bedroom One

Tv point, power points, radiator. Access to loft space via hatch with drop down ladder and velux window. Front aspect upvc double glazed window.

### Bedroom Two

Power points, radiator, built in wardrobes, rear aspect upvc double glazed window.

### Bedroom Three

Power points, radiator, inset ceiling spot lights, rear aspect upvc double glazed window.

### Bedroom Four

Power points, radiator, front aspect upvc double glazed window.

### Bathroom

Suite comprising panelled bath, double step-in shower cubicle with waterfall shower head and separate attachment, pedestal wash hand basin, low-level w.c, heated towel rail, tiled walls, tiled flooring, inset ceiling spotlights, side aspect upvc double glazed window.

### Outside

At the front of the property, a block-paved driveway provides off-road parking for two vehicles. A wooden gate provides side access to the rear garden.

To the rear, a flagstone patio leads to a well-maintained lawn, with an additional patio at the back. The garden is enclosed by wood panel fencing and features mature trees and shrub borders, offering both privacy and natural charm. To the rear of the garden is a brick-built store which provides ideal storage for a lawn mower and gardening tools, alongside a dedicated:

### Home Office/ Bar

Accessed via solid wooden door, power points, built in bar, electric heater, laminate flooring, inset ceiling spotlights.

### 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.



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