



58 Oxstalls Drive

Longlevens, GL2 9DE

Offers in excess of £450,000



Murdock & Wasley Estate Agents are delighted to present this exceptional three bedroom semi-detached family home, ideally located in a highly sought-after area. With close proximity to local amenities and top-rated schools, it's an ideal choice for growing families.

The current owners have thoughtfully extended and modernised the property, creating a stylish and spacious layout perfect for contemporary living. At its heart is a stunning open plan kitchen/lounge/dining area, perfect for both everyday living and entertaining. The ground floor also features a utility room and a well-appointed family bathroom.

Upstairs, you'll find three generously sized bedrooms, with the master benefiting from a modern en-suite shower room. A separate study offers excellent versatility for a variety of uses.

Externally, the property continues to impress with a large, south-facing garden, a spacious driveway providing ample off-road parking, a garage, and fantastic potential for future enhancements (subject to the necessary permissions).



Entrance Porch

Accessed via composite door, power points, LVT flooring, front and side aspect upvc double glazed windows.

Hallway

Power points, radiator, stairs to first floor landing, LVT flooring. Doors lead off:

Bathroom

Suite comprising panelled bath with shower off the mains over, vanity wash hand basin with storage below, low level wc. Partly tiled walls, heated towel rail, two recessed shelves, laminate flooring, front aspect upvc frosted double glazed window.

Kitchen

Range of base, drawer and wall mounted units, Quartz worksurfaces, one and a half bowl sink unit with mixer tap over. Appliance points, power points, NEFF eye level oven and grill with warming drawer, induction hob with extractor hood over, integral dishwasher and fridge. Breakfast bar with Quartz worksurface and storage below, partly tiled walls, radiator, LVT flooring.

Lounge/Diner

Power points, radiator, feature fireplace, space for dining table and chairs, LVT flooring, inset ceiling spotlights, Velux roof window, rear aspect upvc double glazed bi-folding door leading to the garden.

Utility

Range of base and drawer mounted units, laminate surfaces, one and a half bowl sink unit with mixer tap over. Power points, space for American fridge/freezer and washing machine, heated towel rail, laminate flooring, front and side aspect upvc double glazed window.

Landing

Power points. Doors lead off:

Bedroom One

Tv point, power points, radiator, rear aspect upvc double glazed window.

En-Suite

Suite comprising double step in shower cubicle with shower off the mains over, vanity wash hand basin with storage below, low level wc. Partly tiled walls, heated towel rail, laminate flooring, front aspect upvc frosted double glazed window.

Bedroom Two

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

Bedroom Three

Tv point, power points, radiator, Ideal Logic Combi Boiler, side aspect upvc double glazed window.

Study

Power points, radiator, Velux roof window.

Outside

At the front of the property, a generous gravel driveway offers ample off-road parking for multiple vehicles. This leads to a wooden gate, providing access to a garage complete with power and lighting.

To the rear of the property lies a beautifully landscaped, south-facing garden. A generous patio area provides the perfect setting for outdoor dining and entertaining, leading seamlessly onto a well-maintained lawn. This extends to a barked play area, positioned in front of a second patio with a wooden pergola, creating a peaceful retreat framed by mature trees and well-established flower beds.

Local Authority

Gloucester City Council.
Council Tax Band: C

Tenure

Freehold.

Services

Mains water, drainage, gas and electricity.

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		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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