



1 Olive Close

Longford, Gloucester, GL2 9FH

Offers in excess of £625,000



Murdock & Wasley Estate Agents are delighted to present this rarely available and beautifully appointed five-bedroom detached family home, set on a generous plot in a sought-after location close to amenities and top-rated schools.

Spread across three floors, the property offers spacious, modern living including three reception rooms, a stylish open-plan kitchen/diner, utility room, and cloakroom. The bedrooms are all well-sized, with the master featuring a dressing area and en-suite. A family bathroom and additional top-floor shower room complete the layout.

Outside, enjoy a landscaped south/west-facing garden, private driveway, double garage, and a versatile second garden space. Energy efficiency is a key feature, with a new air source heat pump (installation June 25) and solar panels helping to reduce the monthly running costs.

A standout home that perfectly blends comfort, space, and sustainability.



Entrance Hall

Accessed via composite door, power points, radiator, stairs to first floor landing, understairs storage cupboard, inset ceiling spotlights. Doors lead off:

Kitchen/Diner

Range of base, drawer and wall mounted units with feature lighting, laminate worksurfaces, one and a half bowl sink unit with mixer tap over. Appliance point, power points, six ring gas hob with extractor hood over, AEG eye level double oven/grill. Space for space for American fridge/freezer plus a further integral fridge and freezer, dishwasher and dining table. Island with laminate worktop and storage below, radiator, tiled flooring, inset ceiling spotlights, two Velux roof lights, two rear aspect upvc double glazed window and French doors leading to the garden. Door to:

Utility

Base and wall mounted units, laminate worktop, single sink unit with mixer tap over. Power points, space for washing machine and dishwasher, radiator, tiled flooring, side aspect upvc double glazed door.

Lounge

Tv point, data points, power points, radiator, inset ceiling spotlights, front aspect upvc double glazed bay window and rear aspect upvc French doors leading to the garden.

Play Room/ Study

Power points, radiator, inset ceiling spotlights, front aspect upvc double glazed bay window.

Cloakroom

Low level wc, pedestal wash hand basin, tiled splashback, radiator.

Landing

Power points, radiator, door to storage cupboard, stairs to second floor landing, front aspect upvc double glazed window. Doors lead off:

Master Bedroom

Power points, two radiators, fitted wardrobes, inset ceiling spotlights, front and rear aspect upvc double glazed windows. Door to:

En-Suite

Suite comprising double step in shower cubicle with shower off the mains over, pedestal wash hand basin with mixer tap over, low level wc. Partly tiled walls, heated towel rail, shaver point, inset ceiling spotlights, side aspect upvc frosted double glazed window.

Bedroom Three

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

Bedroom Four

Power points, radiator, inset ceiling spotlights, front aspect upvc double glazed window.

Bathroom

Suite comprising panelled bath with shower off the mains over, pedestal wash hand basin with mixer tap over, low level wc. Partly tiled walls, heated towel rail, inset ceiling spotlights, rear aspect upvc frosted double glazed window.

Second Floor Landing

Power points, two Velux roof lights. Doors lead off:

Bedroom Two

Power points, two radiators, two Velux roof lights, front aspect upvc double glazed window.

Bedroom Five

Power points, radiator, inset ceiling spotlights, access to loft space, front aspect upvc double glazed window.

Shower Room

Suite comprising single step in shower cubicle with shower off the mains over, pedestal wash hand basin with mixer tap over, low level wc. Partly tiled walls, heated towel rail, inset ceiling spotlights, Velux roof light.

Outside

To the front of the property, a paved pathway leads you to the front door, with neatly maintained lawns on either side, bordered by mature hedges that provide a sense of privacy.

At the side of the property double gates open to a tarmac driveway which in turn leads to a double garage accessed via electric doors equipped with power and lighting. Adjacent to the double garage is an enclosed garden featuring a flat laid lawn for versatile purposes.

To the rear of the property lies a south/westerly facing garden, meticulously maintained to offer the perfect outdoor retreat. The raised patio area, ideal for dining and entertaining, is sheltered by a pergola, with steps leading down to a neatly laid lawn. A wooden seating area, perfect for relaxation, is framed by mature shrubs and hedges that enhance both privacy and greenery. The garage can be accessed via a upvc double glazed door, while a wooden gate offers access to the driveway and a second garden.

Agents Note

The property features owned solar panels, installed by the current owner, along with an EV charging point and a battery storage system. This eco-friendly setup not only helps lower monthly running costs but will also be fully transferred to the new owner upon completion.

Tenure & Charges

Freehold.

We are advised there is a management estate charge of circa £150.00 per annum.

Local Authority

Tewkesbury Borough Council.
Council Tax Band: F

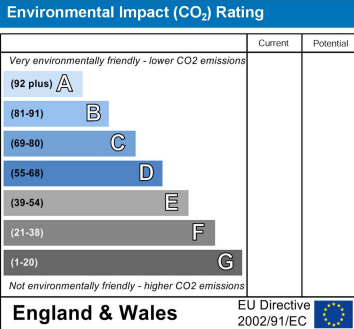
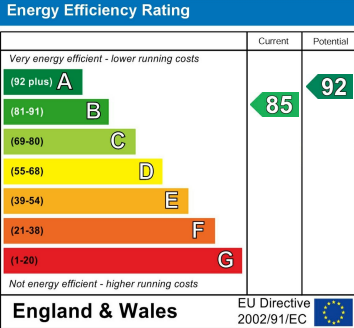
Services

Mains water, gas, electricity and drainage.

The property also benefits solar panels and a newly fitted air source heat pump.

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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10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW email:office@mwea.co.uk

GLoucester 01452 682952 WWW.MWEA.CO.UK

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at 10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW

