



## 65 Alders Green

Longlevens Gloucester, GL2 9HJ

**Offers over £400,000**



Murdock & Wasley Estate Agents are delighted to present this beautifully extended three/four bedroom detached family home, perfectly positioned in a highly sought-after location close to excellent local amenities and top-performing schools.

Immaculately presented throughout, the property offers generous living space, including a stunning open plan kitchen/diner/family area ideal for modern living. There is also a separate lounge, providing the perfect retreat, along with a versatile study, utility and cloakroom.

Upstairs, you'll find three well-proportioned bedrooms and a stylish family bathroom designed for contemporary family life.

Outside, the home continues to impress with a spacious, enclosed rear garden and a driveway offering convenient off-road parking.





### Entrance Hall

Accessed via upvc double glazed window, power points, radiator, stairs to first floor landing. Door to:

### Lounge

Power points, radiator, alcove shelving with storage below, decorative fireplace opening, coving, front aspect upvc double glazed bay window. Door to:

### Kitchen

Range of base, drawer and wall mounted units, solid oak worksurfaces, one and a half bowl sink unit with mixer tap over. Appliance points, power points, eye level double oven/microwave, four ring gas hob with extractor hood over, integral dishwasher and fridge freezer. Partly tiled walls, door to storage cupboard, tiled flooring, inset ceiling spotlights. Opening to:

### Family Area/Diner

Power points, two radiators, space for dining table and chairs, tiled flooring, inset ceiling spotlights, three velux rooflights and two rear aspect upvc double glazed French doors leading to the garden.

### Utility

Power points, solid oak worktop, space for washing machine and tumble dry. Vertical radiator, tiled flooring, inset ceiling spotlights, side aspect upvc frosted double glazed door.

### Cloakroom

Low level wc, pedestal wash hand basin with mixer tap over, heated towel rail, tiled flooring.

### Study

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

### Landing

Power points, access to loft space, side aspect upvc double glazed window. Doors lead off:

### Bedroom One

Power points, radiator, fitted wardrobes, decorative wall panelling, two front aspect upvc double glazed windows.

### Bedroom Two

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

### Bedroom Three

Power points, radiator, decorative wall panelling, rear aspect upvc double glazed window.

### Bathroom

Suite comprising panelled bath with mixer tap over, single step in shower cubicle with shower off the mains over, low level wc, vanity wash hand basin with storage below. Partly tiled walls, recessed shelving, laminate flooring, inset ceiling spotlights, side aspect upvc frosted double glazed window.

### Outside

At the front of the property, a tarmac driveway provides off-road parking for two vehicles. Mature hedges on either side offer added privacy, and the driveway leads to the front door, which is sheltered by a canopy porch.

To the side there is a wooden gate for convenient access to the rear garden.

At the rear, the garden offers a patio area, perfect for outdoor furniture and entertaining. This leads onto a level lawn, bordered by raised flower beds filled with mature shrubs and plants, all enclosed by wooden fencing for privacy. Additionally, the garden also benefits from an outside tap.

### Tenure

Freehold.

### Services

Mains water, gas, electricity & drainage.

### Local Authority

Gloucester City Council.

Council Tax 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.



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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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