



15 Olive Close

Longford, Gloucester, GL2 9FH

Offers in excess of £650,000



Murdock & Wasley Estate Agents are delighted to bring to the market this substantial and highly efficient five-bedroom detached family home, built by David Wilson Homes in 2015. Offering generous and versatile accommodation throughout, the property boasts four reception rooms and two en-suite bedrooms, perfectly suited to modern family living.

Occupying a desirable position at the end of a no-through road, the home enjoys a wonderful outlook over open countryside. Further benefits include a double garage, private driveway, solar panels and enclosed wrap around gardens.

This exceptional home combines space, setting, and quality, making it a fantastic opportunity for families looking to settle in a sought-after location. Viewings are highly recommended.



Entrance Hall

Accessed via composite door, telephone point, power points, radiator, stairs to first floor landing, understairs storage cupboard, tiled flooring, front aspect upvc double glazed window. Doors lead off:

Kitchen/Living Area

Range of base, drawer and wall mounted units, granite worksurfaces, one and a half bowl sink unit with mixer tap over. Appliance points, tv point, power points, AEG eyelevel double oven/grill, AEG six ring gas hob with extractor hood over, integral fridge/freezer and dishwasher, space for dining table and chairs. Island bar with granite worktop and storage below, two radiators, storage cupboard, tiled flooring, rear aspect upvc double glazed window and French doors leading to the garden. Door to:

Utility

Base and wall mounted units, single sink unit with mixer tap over, laminate worktop. Space for washing machine and tumble dryer, Logic boiler, radiator, tiled flooring, side aspect double glazed door.

Lounge

Telephone point, tv points, power points, radiator, feature fireplace, rear aspect upvc double glazed French doors leading to the garden.

Dining Room

Telephone point, power points, radiator, front aspect upvc double glazed bay window.

Study

Telephone point, tv point, power points, radiator, front aspect upvc double glazed window

Cloakroom

Low level wc, pedestal wash hand basin with mixer tap over and tiled splashback, tiled flooring, front aspect upvc frosted double glazed window.

Landing

Power points, radiator, door to airing cupboard, access to loft space. Doors lead off:

Bedroom One

Power points, radiator, fitted wardrobes with mirrored doors, two rear aspect upvc double glazed windows. Door to:

En-Suite

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

Bedroom Two

Power points, radiator, fitted wardrobes with mirrored doors, front and side aspect upvc double glazed window. Door to:

En-Suite

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

Bedroom Three

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

Bedroom Four

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

Bedroom Five

Power points, radiator, front 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, pedestal wash hand basin with mixer tap over. Partly tiled walls, heated towel rail, tiled flooring, inset ceiling spotlights, rear aspect upvc frosted double glazed window.

Outside

To the front of the property, a spacious tarmac driveway provides ample off-road parking and enjoys an open outlook over surrounding fields. The driveway leads to a double garage, each side accessible via an up-and-over door, with an EV charging point (7.5kw) also installed. A paved pathway, sheltered by a canopy porch, leads to the front entrance and is flanked on either side by neatly laid lawns, mature plants, and colourful flowers. Additionally, a wooden gate offers convenient access to the side garden.

To the side there is a flat laid lawn enclosed by wooden fencing with a paved pathway leading to the rear garden.

To the rear of the property lies a beautifully maintained south-facing garden that enjoys a stunning open outlook over the surrounding fields. A spacious patio area, perfect for outdoor dining, includes a pergola and a dedicated barbecue space, making it ideal for entertaining. The patio steps down to a neatly laid lawn, with raised flower beds and mature trees, creating a tranquil setting.

Tenure & Charges

Freehold.

We are advised there is a management estate charge of circa £120 per annum paid six monthly to Pinnacle.

Agents Note

- The property has solar panels, along with three storage batteries, each with a capacity of 2.5kW, providing a total storage of 7.5kW.

- We are also advised that the property benefits from an Eddi device, which efficiently heats the water tank using excess solar energy during both the summer and winter months, reducing the need to rely on the boiler.

Services

Mains water, gas, electricity and drainage.

Local Authority

Tewkesbury Borough Council.

Council Tax Band: F

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	97	97
(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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To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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