



9 Ennerdale Avenue

Longlevens, Gloucester, GL2 0EE

£550,000



We are delighted to bring to the market this beautifully extended and thoughtfully designed four bedroom family home, located in the heart of highly sought-after Longlevens.

This immaculately presented property has been finished to the highest standard and offers stylish open plan living, perfectly suited to modern family life. From the quality of the internal finish to the clever use of space, this home truly stands out from the rest.



Entrance

Approached via double glazed front door, skylight, power points, tiled flooring with under floor heating, recessed down lights, stairs leading to first floor. Opening through too:

Open Plan Kitchen/Living Diner

UPVC double glazed windows & bi-folding doors to rear, sky light, eye & base level units with Quartz work tops, breakfast bar with Quartz work tops, wine fridge, Belfast sink/drainage with Quooker, hot tap, built in Neff appliances, to include electric fan oven, five ring gas hob, microwave, dishwasher, fridge/freezer & bin, oak interior pantry with door activated lighting, tiled flooring with under floor heating, power points, fitted units with built in counter lights, under stairs storage cupboard, doors to lounge & utility. Built in bar/drinks cabinet with internal lighting.

Lounge

Upvc double glazed bay window to front, radiator, power points, television point, log burner.

Utility

Base level units with Quartz work tops, plumbing & space for appliances, recessed down lights, tiled flooring with under floor heating. Door leading to cloakroom & garage.

Cloakroom

Modern white suite comprising of low level wc & pedestal wash hand basin, tiled flooring with under floor heating, heated towel rail, extractor fan.

First Floor Landing

Access to loft via hatch which also holds the combination boiler. Heated towel rail, power points, doors to all rooms.

Bedroom 1

Two Upvc double glazed windows to rear & one to side, three Upvc double glazed sky lights, 3 x skylights, air conditioner unit, recessed down lights, door to:

En-Suite

Walk in shower cubicle with multi function shower head, low level wc & pedestal wash hand basin, tiled walls, partly tiled walls, recessed down lights, heated towel rail, mirror.

Bedroom 2

Upvc double glazed bay window to front, radiator, power points.

Bedroom 3

Upvc double glazed windows to rear, radiator, power points, built in storage.

Bedroom 4

Upvc double glazed windows to front, radiator, power points.

Bathroom,

Upvc frosted double glazed windows to front, freestanding bath, low level wc & pedestal wash hand basin, heated towel rail, mirror, recessed down lights.

Rear Garden

An enclosed area which is partly paved with an area laid to artificial lawn, cold water tap.

Garage

Electric roll edge door, power & lighting.

Tenure

Freehold.

Services

Mains water, gas, electricity, drainage, under floor heating.

Local Authority

Gloucester City Council- Band C

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		
	64	80
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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