



31 Coniston Road

Longlevens Gloucester, GL2 0NA

£385,000



Murdock & Wasley Estate Agents are proud to present this beautifully appointed three bedroom semi-detached home, ideally situated in a sought-after cul-de-sac location. Enjoying close proximity to local amenities and highly regarded schools, this property offers the perfect blend of comfort, space, and convenience.

The accommodation is thoughtfully laid out and impressively presented throughout, featuring spacious open plan living, a separate study, a practical utility room, and a downstairs cloakroom. Upstairs, you'll find three generously sized bedrooms and a modern family bathroom.

Externally, the property continues to impress with a large, fully enclosed rear garden, perfect for families and outdoor entertaining. To the front, a gravel driveway provides off-road parking for two vehicles.



Entrance Hall

Accessed via upvc double glazed door, radiator, laminate flooring, dado rail, stairs to first floor landing. Door to:

Lounge

Power points, radiator, feature fire place, alcove with shelving, dado rail, front aspect upvc double glazed bay window. Opening to:

Dining Area

Power points, radiator, tiled flooring, space for dining table and chairs, coving, rear aspect upvc double glazed French doors.

Kitchen

Range of base, drawer and wall mounted units, solid wood worksurfaces, ceramic sink unit with mixer tap over. Appliance points, power points, integral dishwasher, space for rangemaster cooker with extractor hood over, space for fridge/freezer. Partly tiled walls, tiled flooring, coving, rear aspect upvc double glazed window.

Study

Power points, radiator, dado rail, door to storage cupboard, side aspect upvc double glazed window.

Utility Room

Wall mounted units, solid wooden worktop, power points, space for washing machine and tumble dryer, Vailant Combi Boiler, decorative wall panelling, radiator, tiled flooring, side aspect upvc double glazed door. Door to:

Cloakroom

Low level wc, vanity wash hand basin with storage below, tiled splashback, tiled flooring, side aspect upvc frosted double glazed window.

Landing

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

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Bathroom

Suite comprising panelled bath with shower off the mains 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, heated towel rail, laminate flooring, velux roof window.

Outside

At the front of the property there is spacious gravel driveway providing off road parking for two vehicles which leads to the front door that is sheltered by a canopy porch.

To the side of the property a wooden gate provides convenient access to the rear garden.

To the rear of the property is a generously sized, fully enclosed garden, featuring a spacious patio area, perfect for garden furniture and alfresco entertaining. This seamlessly leads onto a level lawn, where a paved pathway runs along the side of the garden, guiding you to a wooden shed.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council.

Council Tax Band: B

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		80
(69-80) C		
(55-68) D	67	
(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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