



## 11 Foxleigh Crescent

Longlevens, Gloucester, GL2 0XW

**£450,000**



We're thrilled to announce a remarkable opportunity: for the first time in 25 years, a beautifully appointed and extended four-bedroom detached family home is entering the open market. This exceptional property is nestled at the end of a highly sought-after cul-de-sac in Longlevens, presenting a rare find for potential homeowners.

The home showcases four spacious double bedrooms and has been designed with a keen eye for detail, ensuring a luxurious living experience. Inside, you'll find ample living space that's not only generously sized but also finished to a high standard, making it perfect for families looking for comfort and style.

Outside, the property doesn't disappoint either. It features an enclosed rear garden that offers a private outdoor space to enjoy, alongside a detached garage with parking.



**Entrance Hallway 18'4" x 3'10" (5.59 x 1.17)**

Approached via Upvc double glazed front door, radiator, power points, karndean flooring, storage cupboard, doors to cloakroom, lounge, play room & kitchen.

**Cloakroom 5'2" x 2'10" (1.59 x 0.87)**

Upvc double glazed window to front, low level wc & pedestal wash hand basin, radiator, towel rail.

**Lounge 15'10" x 11'6" (4.83 x 3.53)**

Upvc double glazed windows to front, television point, two radiators, power points, double doors through too:

**Kitchen/Diner 24'2" x 9'3" (7.38 x 2.84)**

Two Upvc double glazed windows to rear, eye & base level units with roll edge work tops, sink/drain, electric oven with separate gas hob & hood, built in dishwasher, space for appliances, karndean flooring, power points, partly tiled walls, radiator, opening too:

**Family Area 9'5" x 8'9" (2.89 x 2.68)**

Upvc double glazed french doors to side, Upvc double glazed windows to rear, recessed down lights, karndean flooring, power points,

**Play Room ( Converted Garage) 13'8" x 7'7" (4.19 x 2.32)**

Upvc double glazed windows to both front & side, radiator, power points, storage cupboard.

**First Floor Landing**

Upvc double glazed window to side, access to loft via hatch, two storage cupboards, doors to all rooms.

**Bedroom 1 12'7" x 11'9" (3.86 x 3.59)**

Upvc double glazed windows to front, radiator, power points, built in wardrobes. Door too:

**En-Suite 6'10" x 5'3" (2.10 x 1.61)**

Upvc frosted double glazed window to front, shower cubicle, low level wc & pedestal wash hand basin, heated towel rail, partly tiled walls.

**Bedroom 2 14'2" x 10'1" (4.33 x 3.08)**

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

**Bedroom 3 12'11" x 9'0" (3.95 x 2.76)**

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

**Bedroom 4 9'6" x 8'2" (2.92 x 2.51)**

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

**Family Bathroom 6'7" x 5'6" (2.02 x 1.68)**

Upvc frosted double glazed window to rear, panelled bath with shower over, low level wc & pedestal wash hand basin, radiator.

**Rear Garden**

An enclosed area which is partly paved, mainly laid to lawn, gated side access. Cold water tap.

**Detached Garage**

Up & over door with power & lighting.

**Tenure**

Freehold.

**Services**

Mains water, gas, electricity & drainage.

**Local Authority**

Gloucester City Council- Band D

**Agents Note**

Please note in 2020 the detached garage has signs of subsidence due to a tree in the field & a claim on the insurance was made. The tree has since been removed & no further issues have been found.

**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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