



R B WALTERS
ESTATE AGENTS



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*Dawn Drive, Longford, Gloucester,
Gloucestershire, GL2 9BH.*

£450,000

Located within a private, gated development at the end of a small close this extended family home provides excellent ground floor accommodation and is being sold with no onward chain.

This spacious, detached family home is hidden away in a small close of just a handful of properties and provides a secure and peaceful environment from which to raise a growing family. The property is within close proximity to the good infants and junior schools of Longlevens as well as Sir Thomas Rich's grammar school whilst the city centre, train station, hospital and M5 motorway are a little further away.

Approached through electric gates the property has parking for 3 cars which could be increased if desired as well as a garage. The ground floor has been extended and there is good size kitchen/dining room, living room, sun room and additional family room ideal as an office or games room. The first floor has 4 generous bedrooms, an ensuite to the master bedroom and a family bathroom. The rear garden backs onto designated wildflower meadow offering complete privacy and faces West so enjoys a good deal of sunshine.

Services

Mains Gas Central Heating

Mains Electric

Mains Water (metered) and Mains Drainage

Fibre Broadband to the Cabinet Available

Management Fees

The owner pays £30 per month for management of the private access road, lighting and maintenance of the electric gates.

Entrance Hall

Cloakroom

5' 9" x 2' 8" (1.75m x 0.81m)

Kitchen/Diner

14' 0" x 10' 9" (4.26m x 3.27m)

Living Room

17' 8" x 11' 7" (5.38m x 3.53m)

Dining Room

9' 11" x 7' 6" (3.02m x 2.28m)

Study Area

8' 5" x 5' 8" (2.56m x 1.73m)

Sitting Room

10' 2" x 9' 9" (3.10m x 2.97m)

First Floor Landing





Bedroom

12' 10" x 12' 2" (3.91m x 3.71m)

En Suite Shower Room

7' 5" x 3' 9" (2.26m x 1.14m)

Bedroom

16' 5" x 8' 8" (5.00m x 2.64m)

Bedroom

10' 4" x 8' 11" (3.15m x 2.72m)

Bedroom

9' 0" x 6' 10" (2.74m x 2.08m)

Bathroom

6' 3" x 6' 2" (1.90m x 1.88m)

OUTSIDE

Parking for 3 Cars

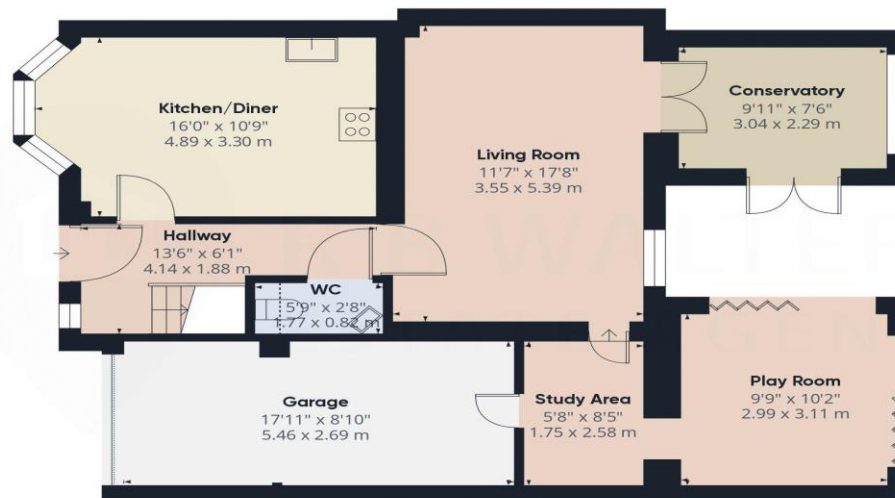


Garage

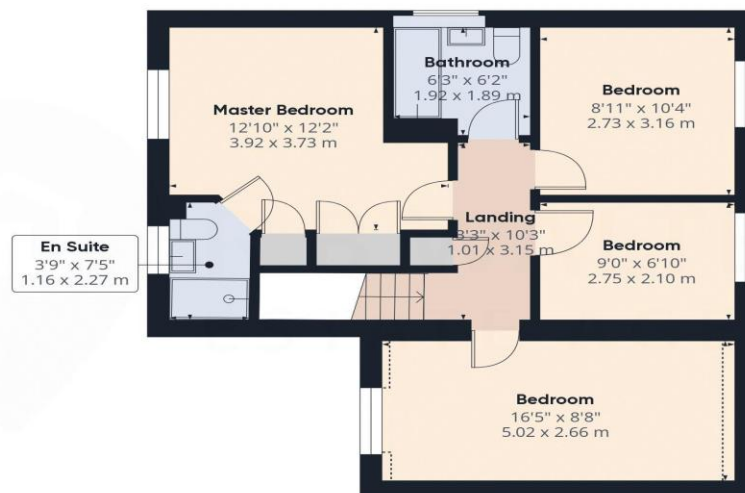
17' 11" x 8' 10" (5.46m x 2.69m)

Rear Garden





Ground Floor



Floor 1



Approximate total area⁽¹⁾

1404.91 ft²

130.52 m²

Reduced headroom

9.01 ft²

0.84 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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