

Plock Court  
Longford





# Plock Court Longford GL2

- An immaculately presented 4 bed detached family house
- Cul-de-Sac location
- Fabulous modern open plan kitchen & dining room
- Utility room
- Downstairs W.C.
- Large lounge
- Spacious sun room with patio doors
- 4 great size bedrooms
- Family bathroom
- En-suite shower room
- Driveway for 3 cars
- Garage space
- Lovely large private rear garden
- In the sought after location of Longford, Gloucester

## An immaculately presented detached family house in sought after Longford

**In summary**, an immaculately presented spacious detached four bedroom family home, with a family bathroom, four great size bedrooms (1 x en-suite), beautiful open plan kitchen and dining space, utility room, downstairs WC, spacious sun room, large lounge, half garage space, front private parking for three cars, and a wonderful rear private garden with lawn and patio areas. The property is situated in a quiet cul-de-sac in the popular village of Longford, moments from Gloucester City and close to great schools and amenities. The convenient location affords easy access to Cheltenham, Forest of Dean, Stroud, Swindon, Bristol and Birmingham, and benefiting from Gloucester train station being close by.

**Vendors' comments** *"We have loved living here. With the local park close by and the easy access to the city centre, train station and to Cheltenham it has been the ideal location. We have enjoyed the garden, sun room and the kitchen/dining space has been the hub of our family get togethers."*

**This immaculately presented detached property** benefits from gas central heating, double glazed windows throughout and Google Nest security installed.

**The entrance hall** is bright and welcomes you into this beautiful home. The hall has engineered wooden floors, high ceilings and leads you to access the lounge, kitchen and dining space. The carpeted stairs lead up to the bedrooms and family bathroom, and benefits from a porch area ideal for coats and shoes, which can be closed off by a door and a large storage cupboard under the stairs.

**The family lounge** is accessed from the entrance hall. This room is a lovely large room, with a great bay window looking out to the front of the house attracting lots of natural light. There is a purpose built storage wall and fireplace surround space along one length of the wall, with plenty of space for the large on the wall flat screen TV. This spacious lounge has wooden flooring and is the ideal place for relaxing watching a movie.

**The open plan kitchen & dining space** is simply stunning. This large open room has lots of space for a large family table & chairs, and enjoys

a modern grey kitchen with Quartz worktops. There is lots of storage, a separate island against the wall with seating and a ceramic hob & extractor. The floor is wooden throughout and has direct access to the rear patio and garden, the utility room & W.C and also access to the sun room.

**The utility room** can cater for a washing machine and tumble dryer, with a sink, worktop space and storage cupboards. The wooden flooring flows nicely from the kitchen and into the W.C. Plus there is access to the storage garage space that leads through the doors to the front driveway.

**The W.C** is located in the utility room with wooden flooring.

**The garage** is a half size (utility room garage conversion). This space has a rolling door out to the front driveway, and directly accessed from inside via the utility room. Perfect for bikes, tools etc

**The Sun room** a terrific room. This large space is half brick built, with windows surrounding on two sides looking out to the patio and rear garden. There a large bi-folding doors accessing the large patio space and the room has a lovely full length roof lantern attracting lots of sunshine and natural light. This room could have many different purposes. A terrific space.

**The landing** on the first floor leads you to the bedrooms and family bathroom. Above the stairs there is a beautiful pendant lighting feature and the flooring is carpeted.

**The primary bedroom** is a fabulous space. Benefiting from a large window to the front of the house. This bright room has plenty of space for a wardrobe, dressing table and chest of drawers, with direct access to the en-suite shower room.

**The en-suite shower room** direct from the primary bedroom has a modern grey suite with plenty of storage. The large walk-in shower has a wonderful luxury integrated shower with large glass floor to ceiling panel. The flooring is tiled and there is a modern towel radiator.

**Bedroom 2** is a large double bedroom. This room has a large window looking out to the rear of the house. This spacious room has carpeted floors and large enough for any bedroom furniture.

**Bedroom 3** is good size single bedroom, with a window to the rear, a built in wardrobe and carpeted floor.

**Bedroom 4** is a spacious bedroom. This room has a large window looking out to the front of the house. This spacious room has carpeted floors and a large double fitted wardrobe.

**The family bathroom** has a modern suite with grey units, an over the top integrated shower and glass shower screen. There is built-in storage and a modern towel radiator, with a window attracting lots of natural light and tiled flooring.

**The private rear garden** has a lovely space laid to lawn. There is a private patio area access from the side of the house, via the kitchen or the bi-folding doors from the sun-room. This space has light tiled flooring and is perfect for entertaining with guests with a BBQ. There is a garden shed tucked along the side of the house, and a large tiered wooden platform for garden furniture which is ideal for relaxing in the sun on a lounge. The garden has gravelled areas with a tiled pathway and raised beds for flowers etc.

**The front driveway** is a large area with room for up to 3 cars to be parked off road, and access to the garage space and along the side of the house.

**Sq ft size:** 1460 approx square feet.

**Broadband connectivity:** Ultra fast.

**Mobile coverage:** 4G voice & data.

**Council Tax:** E.

**Tenure:** Freehold.

**Central Heating:** Gas

**Additional:** Air condition units installed.

## LOCATION:

**Perfectly situated outside of Gloucester City.**

Longford village is situated two miles outside Gloucester City. The village is very popular location, moments from Oxtalls Sports Park, Plock Court Playing Fields and a short drive from The Quays and city centre.

This is great area for many local schools; The Kings School, Longford Park Primary School & The Milestone school close by.

The location is well situated for commuting, with easy access to the Forest of Dean, Cheltenham, Stroud, the M5 and A40. The nearest train station (Gloucester) is approx 1 mile away.



GLOUCESTER QUAYS - 2.2 MILES

CHELTENHAM - 6 MILES

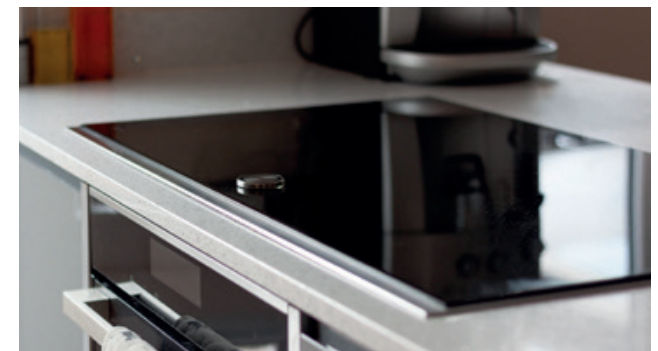
STROUD - 12 MILES

ROSS ON WYE - 13 MILES

SWINDON - 34 MILES

BRISTOL - 36 MILES

*All distances are approximate*



































































































































































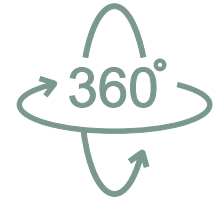






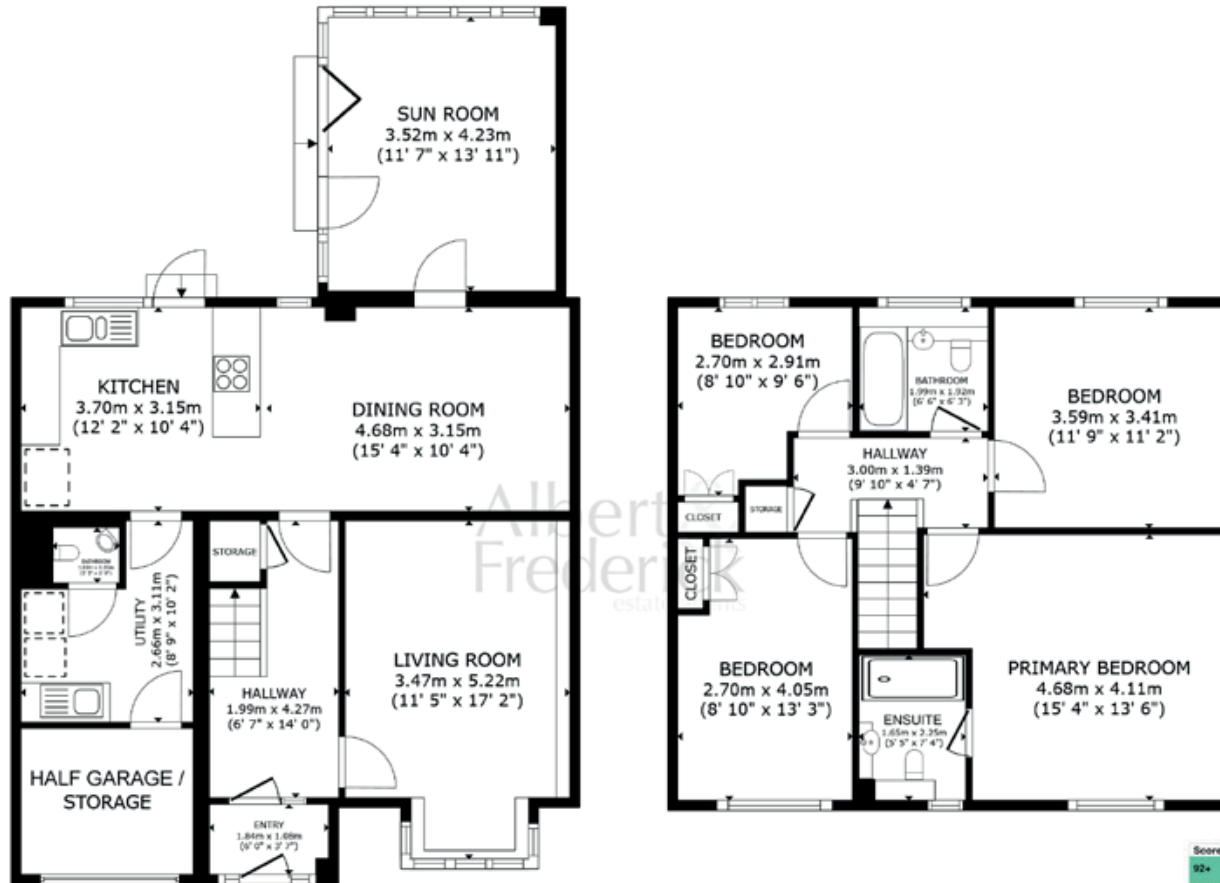






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GROUND FLOOR

FLOOR 1

GROSS INTERNAL AREA  
 GROUND FLOOR 81.4 sq.m. (876 sq.ft.) FLOOR 1 64.6 sq.m. (695 sq.ft.)  
 EXCLUDED AREAS : STORAGE 6.0 sq.m. (64 sq.ft.)  
 TOTAL : 145.9 sq.m. (1,571 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



36 PLOCK COURT,  
 LONGFORD,  
 GLOUCESTER GL2 9DW  
**Asking price £485,000**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	77 C
39-54	E		
21-38	F		
1-20	G		

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