



1 Windfall Way
Gloucester GL2 0RP



STEVE GOOCH
ESTATE AGENTS | EST 1985

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Price Guide £450,000

A BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED HOME situated in this DESIRABLE LOCATION. Built by Redrow Homes in 2005, the property offers SPACIOUS FAMILY LIVING with LARGE RECEPTION ROOMS, EN-SUITE TO MASTER BEDROOM AND CONSERVATORY. Outside MANICURED GARDENS, VARIOUS SEATING AREAS, GARAGE and AMPLE OFF ROAD PARKING.

The accommodation comprises entrance hallway, kitchen/dining/family room, lounge, utility room, conservatory and to the first floor four bedrooms with the master having an en-suite shower room and family bathroom.

Longlevens, originally Longleavens, is a suburb of Gloucester, developed from a farmstead during the twentieth century. One of the oldest roads is 'The Avenue', which is shown on old maps as a number of farm cottages. It is possible that Longlevens was named after a row of eleven houses with long gardens (Long-Elevens).

Longlevens is primarily residential, and is home to Sir Thomas Rich's School, Holy Trinity Church, a Baptist Church, Longlevens Junior School, Longlevens Infants School and various shops and restaurants. The University of Gloucestershire's Oxstalls campus is also located in Longlevens.

The area has good links to both the M5 and A40 and easy access to two train stations, Gloucester and Cheltenham Spa. Gloucestershire Airport, (known locally as Staverton) is also nearby. Its proximity to both Gloucester and Cheltenham, together with the excellent array of local amenities on offer, continue to make Longlevens a popular place to live.



Part glazed frosted composite door leads into:

ENTRANCE HALLWAY

Solid wooden flooring, telephone point, power points, coving, stairs leading to the first floor with a storage cupboard under having shelving and hanging space.

DOWNSTAIRS W.C.

Low level w.c., wall mounted wash hand basin with tiled splashback, radiator, extractor fan.

KITCHEN/DINER/FAMILY ROOM

23'65 x 10'92 (7.01m x 3.05m)

A lovely bright and airy room with a range of base, drawer and wall mounted units, single drainer one and a half bowl sink unit, quartz worktops, built in fridge and freezer, built in oven, built in microwave, built in dishwasher, built in wine fridge, power points, two radiators, space for a large table and seating area, tiled flooring, inset ceiling lights, upvc double glazed window to front aspect, two upvc double glazed windows to side aspect, through to:

UTILITY ROOM

6'75 x 5'74 (1.83m x 1.52m)

Base and wall mounted units, single bowl sink unit with a mixer tap, space for washing machine, radiator, tiled flooring, extractor fan, part glazed wooden door leads into the garage.

LOUNGE

23'64 x 11'59 (7.01m x 3.35m)

Feature electric fire with a marble effect surround, solid wooden flooring, radiator, power points, telephone point, coving, upvc double glazed windows to front and rear aspects, double upvc double glazed doors lead into:





CONSERVATORY

14'72 x 12'46 (4.27m x 3.66m)

Of upvc construction with a brick base having a solid wood effect flooring, electric heater, radiator, double upvc double glazed doors lead into the rear garden and patio.

From the entrance hallway stairs lead to the first floor.

LANDING

Power points, radiator, access to loft space, upvc double glazed window to front aspect.

BEDROOM 1

10'89 x 10'25 (3.05m x 3.05m)

Two built in double wardrobes with hanging space and shelving, radiator, power points, telephone point, upvc double glazed window to side aspect, through to:

EN-SUITE SHOWER ROOM

Double shower cubicle with shower over, low level w.c., pedestal wash hand basin, radiator, tiled flooring, extractor fan, upvc double glazed frosted window to side aspect.

BEDROOM 2

11'65 x 10'12 (3.35m x 3.05m)

Two built in double wardrobes with hanging space and shelving, radiator, power points, tv point, upvc double glazed windows to front and rear aspects.

BEDROOM 3

11'20 x 10'71 (3.35m x 3.05m)

Radiator, power points, tv point, upvc double glazed window to rear aspect.

BEDROOM 4

10'90 x 6'91 (3.05m x 1.83m)

Radiator, power points, tv point, upvc double glazed windows to front and side aspects.

BATHROOM

7'71 x 6'23 (2.13m x 1.83m)

Suite comprising bath with shower over, vanity wash hand basin with cupboards below, low level w.c., fully tiled walls, tiled flooring, heated towel rail, upvc double glazed frosted window to rear aspect.

OUTSIDE

There is a tarmacadam path leading onto block paved walkway to the front door. The front of the property is low maintenance around the front and to the side.

To the side there is a tarmacadam driveway and a gravelled driveway suitable for off road parking for two/three vehicles with an electric charging point which in turn leads to a:

GARAGE

Up and over door to front elevation, power, lighting, frosted personal access door into the garden, Glowworm gas fired boiler.

The rear garden is accessed via the conservatory and has a lovely sized lawn area, mature flower borders, trees, bushes and shrubs. There is a seating area at the top of the garden and to the bottom there is a private and enclosed seating area. The garden is enclosed by walling.

SERVICES

Mains water, electricity, gas and drainage.

WATER RATES

To be advised.

LOCAL AUTHORITY

Council Tax Band: E
Gloucester City Council, Herbert Warehouse, The Docks, Gloucester
GL1 2EQ.





TENURE

Freehold.

VIEWING

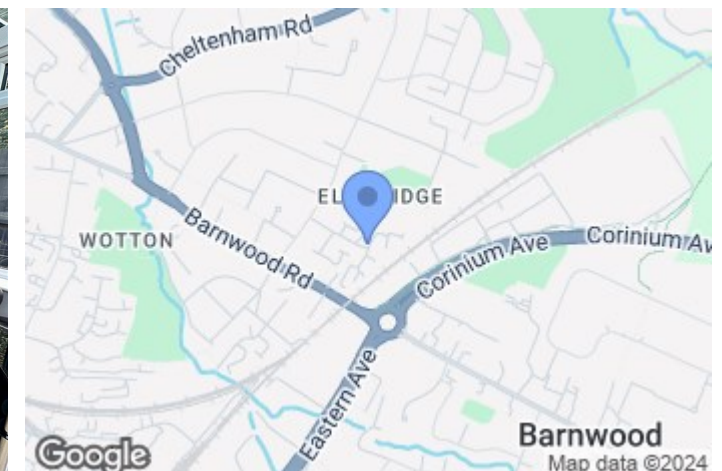
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

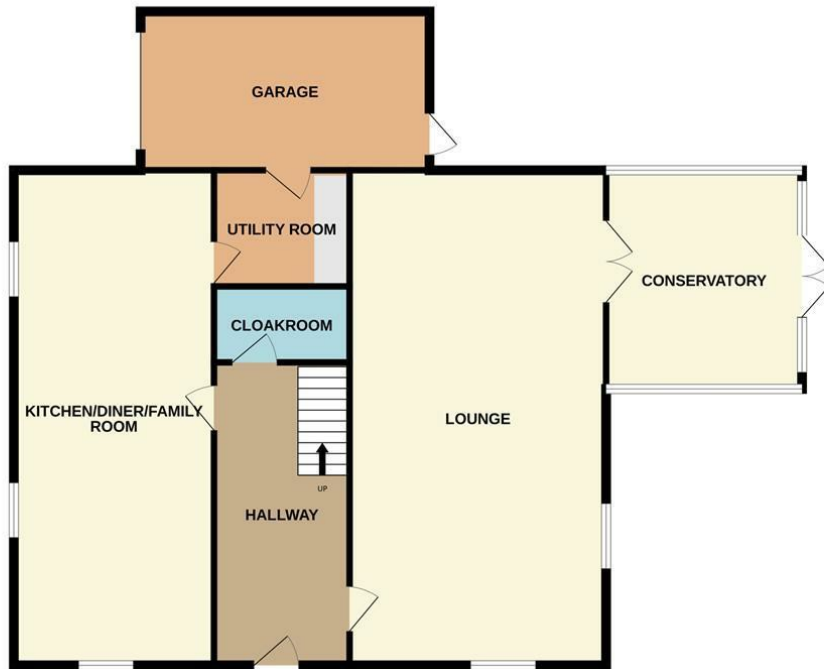
From Walls roundabout proceed along Barnwood Road towards the city centre and at the traffic lights turn right into Elmbridge Road. Proceed along here and take the first turning right into Windfall Way where the property can be located.

PROPERTY SURVEYS

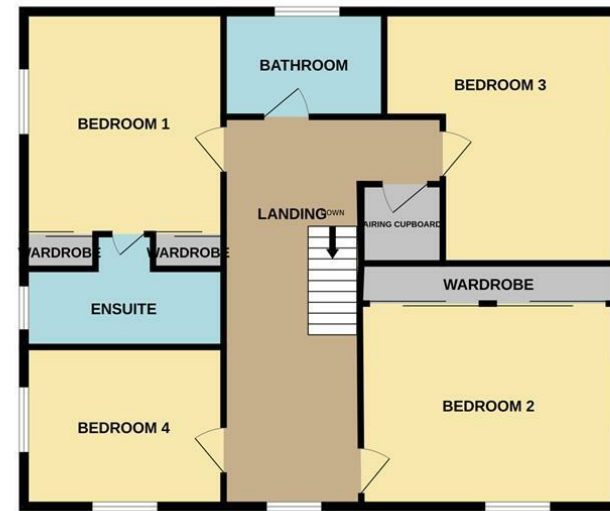
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



GROUND FLOOR



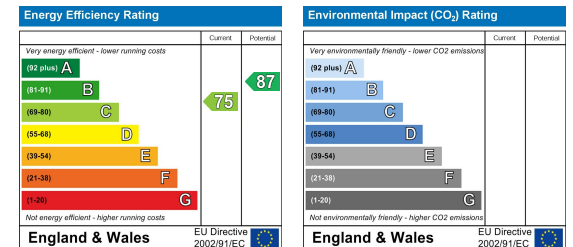
1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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27 Windsor Drive, Tuffley, Gloucester. GL4 0QJ | (01452) 505566 | gloucester@stevegooch.co.uk | www.stevegooch.co.uk

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