



10 Braeburn Close, Longlevens, Gloucester, GL2 0NS

OIEO £600,000

🛏️ | 4

🛋️ | 3

🛁 | 2


Farr & Farr Sales Lettings 

10 Braeburn Close, Longlevens, Gloucester, GL2 0NS

OIEO £600,000

A LOVELY DETACHED FAMILY HOME BEING ONE OF FOURTEEN BUILT BY A HIGHLY REPUTABLE BUILDER IN THE LATE 90'S AND SET IN A VERY POPULAR AND SOUGHT AFTER CUL DE SAC

Braeburn Close is a very popular and small cul-de-sac situated just off Elmbridge Road approximately 1 mile to the east of Gloucester city centre. Some of the areas most sought after schools are within walking distance, local shopping is close by and access to Cheltenham and the M5 is within very easy reach. Number 10 is one of 14 properties that were built by David Wilson home in the late 1990's to very highest standards and with generous proportions. The master bedroom is especially large and has its own ensuite shower. To the ground floor there are three reception rooms including a sitting room/study with a bay window overlooking the rear garden. Additionally, there is a very well fitted kitchen/breakfast room, utility room and cloakroom. To the exterior there is a double garage, parking and enclosed rear gardens.

www.farranfarr.co.uk

ENTRANCE HALL

Of a good size with tiled floor. Radiator. Staircase to landing and wall thermostat.

CLOAKROOM

Newly fitted suite comprising low level W.C. Vanity unit with wash hand basin and cupboard below. Tiled floor. Double radiator.

LOUNGE 18' 9" x 11' 10" (5.71m x 3.60m)

Bay window to front aspect. Gas fire with surround. Radiator. Glazed double doors to:-

DINING ROOM 10' 9" x 10' 1" (3.27m x 3.07m)

Double glazed doors to rear. Radiator.

STUDY 11' 11" x 8' 0" (3.63m x 2.44m)

Bay window to rear. Radiator.

KITCHEN/BREAKFAST ROOM 13' 8" x 10' 8" (4.16m x 3.25m)

A newly fitted kitchen with a range of wall and base mounted storage units with work surfaces. 1 and 1/2 bowl sink unit. Built in appliances (Neff) such as fridge, built in dishwasher, built in double oven, hob and extractor hood. Radiator. High quality flooring. Inset ceiling spotlights. Contemporary vertical radiator. Door to:-

UTILITY

A range of wall and base mounted storage units with work surfaces and single drainer sink. Plumbing for washing machine. Built in storage cupboard and radiator. Cupboard housing Worcester gas fired central heating boiler. Inset ceiling spotlights. Composite door to side. Door to garage.

FIRST FLOOR

Of a very good size with access to loft. Airing cupboard. Radiator.

BEDROOM 1 17' 5" x 15' 1" (5.30m x 4.59m)

Built in cupboard and drawers. Double radiator.

ENSUITE

White suite comprising low level W.C. Pedestal wash hand basin. Fully tiled shower cubicle. Stainless steel heated towel rail. Fully tiled walls. Inset ceiling spotlights. Mirror fronted medicine cabinet with shaver point.

BEDROOM 2 14' 0" x 11' 10" (4.26m x 3.60m)

Built in wardrobes. Radiator.

BEDROOM 3 11' 11" x 10' 2" (3.63m x 3.10m)

Built in wardrobes. Radiator.

BEDROOM 4 12' 2" x 9' 3" (3.71m x 2.82m)

Built in wardrobes. Radiator.

BATHROOM

White suite of double ended bath with central tap and additional shower unit. Low level WC with concealed cistern. Wash hand basin. Double shower cubicle with stainless steel controls and glazed sliding doors. Fully tiled walls. Vertical heated towel rail. Ceiling spotlights. Extractor fan.

EXTERIOR

To the front, driveway providing off road parking. Lawned area. To the rear is enclosed by timber panel fencing. Laid to lawn with patio area. Selection of trees and shrubs.

DOUBLE GARAGE

Up and over door. Power and light.

AGENTS NOTE

EPC: D-67

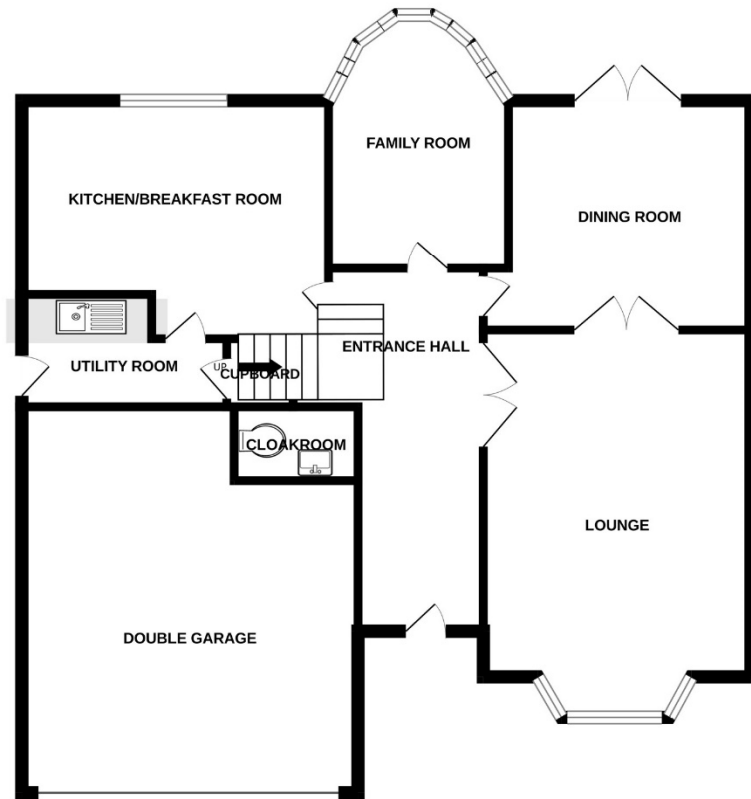
COUNCIL TAX: F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

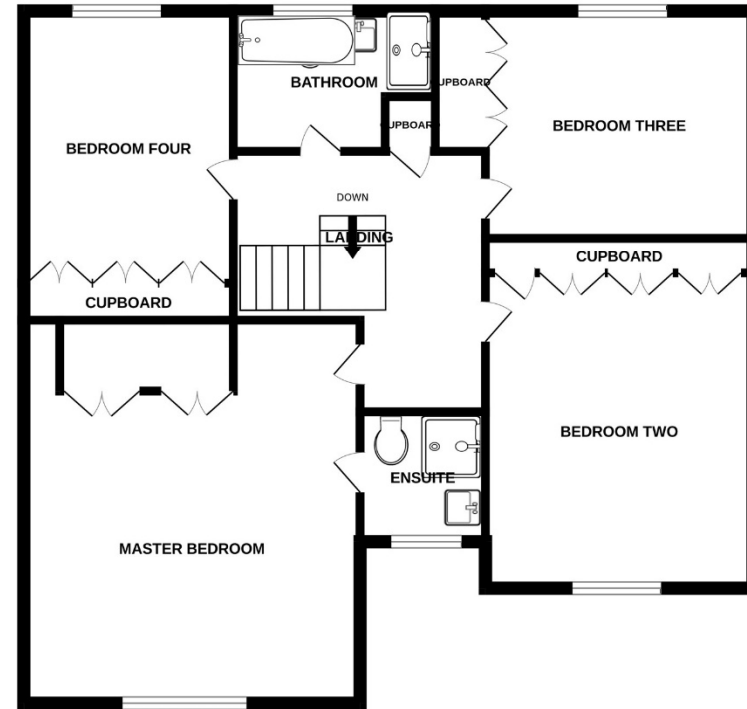




GROUND FLOOR



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.
Made with Metropix ©2024

These particulars are set out as a general outline and does not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

City Centre

2a Worcester Street
Gloucester GL1 3AA
☎ 01452 500025
✉ enquiries@farrandfarr.co.uk

Hucclecote

50 Hucclecote Road
Gloucester GL3 3RT
☎ 01452 613355
✉ hucclecote@farrandfarr.co.uk

Longlevens

125 Cheltenham Road
Gloucester GL2 0JQ
☎ 01452 380444
✉ longlevens@farrandfarr.co.uk

Lettings

40 Oxstalls Way
Gloucester GL2 9JQ
☎ 01452 238298
✉ lettings@farrandfarr.co.uk