



7 Alder Close, Longlevens, Gloucester, GL2 9LB

£479,950

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**Farr & Farr** Sales Lettings 



**7 Alder Close, Longlevens,  
Gloucester, GL2 9LB**

**£479,950**

A BEAUTIFULLY MAINTAINED DETACHED  
FAMILY HOME IN A SMALL, QUIET AND VERY  
POPULAR CUL DE SAC.

Alder Close is a very popular small cul-de-sac situated  
just off Oxstalls Lane and the Cheltenham Road  
approximately 1 mile to the East of Gloucester City  
Centre.

Some of the most sought-after schools and good  
local shopping are close by and the city centre  
facilities including the Cathedral, the exciting  
Docklands development and Gloucester rugby are all  
within easy reach. Number 7 has been occupied by  
the current owners since new. It has been  
continuously improved and upgraded and now offers  
delightful, well planned, light family accommodation.

All four bedrooms are a good size, there is a well  
fitting bathroom upstairs and a shower room  
downstairs as well as a good hall and landing,  
reception room and kitchen. To the exterior, the plot  
is good and wide, has ample parking to the front that  
is brick paved with both garage and carport and to  
the rear there is a private South backing landscaped  
rear garden.

**[www.farrandfarr.co.uk](http://www.farrandfarr.co.uk)**

**ENTRANCE PORCH**

Extended with UPVC double front door. Windows to the front  
and side. Stone tiled floor. Inset ceiling spotlights. UPVC  
double glazed door and matching side slip to:-

**ENTRANCE HALL**

Of a good size with oak stripped floor. Staircase to landing.  
Inset ceiling spotlights. Coved ceiling. Double radiator. Deep  
understairs cupboard with light and hanging space.

**CLOAKROOM/SHOWER ROOM**

Double shower cubicle with Mira controls and glazed sliding  
doors. Pedestal wash hand basin. Low-level WC. Stone tiled  
floor. Fully tiled walls. Vertical heated towel rail/radiator.  
Extractor fan. Inset ceiling spotlights.

**LOUNGE/DINER 23' 11" x 11' 0" (7.30m x 3.35m)**

Stone fireplace with coal effect gas fire and display shelves to  
one side. Two radiators. Coved ceilings. TV point. Large  
window to the front. Double glazed sliding patio doors to South  
backing rear gardens.

**KITCHEN/BREAKFAST ROOM 14' 11" x 8' 10" (4.55m x 2.70m)**

Very comprehensively fitted with one and a half bowl inset  
single drainer stainless steel sink unit with mixer taps set into  
worktops with cupboards and drawers below. Wall and base  
units. Five ring stainless steel gas hob with extractor hood.  
Pan and crockery drawers below. Breakfast bar. Plumbing for  
washing machine and dishwasher. Built in Siemens double  
oven. Space for fridge/freezer. Vertical towel rail/radiator.  
Inset ceiling spotlights. Coved ceilings. Tiled floor. UPVC  
double glazed door to garden.

**FIRST FLOOR**

**LANDING**

Large access to fully boarded loft with light and folding ladder.  
Inset ceiling spotlights. Coved ceiling. Airing cupboard with  
factory lagged cylinder and immersion heater.

**BEDROOM 1 12' 6" x 11' 0" (3.80m x 3.35m)**

Radiator. Coved ceiling.

**BEDROOM 2 11' 2" x 10' 11" (3.41m x 3.32m)**

Radiator. Two double wardrobe cupboards with central  
dressing table unit. Coved ceilings.

**BEDROOM 3 14' 11" x 8' 10" (4.55m x 2.70m)**

Radiator.

**BEDROOM 4 9' 3" x 8' 3" (2.82m x 2.51m)**

Radiator.

**BATHROOM**

Very well equipped with white suite of panelled bath with Mira  
shower with glazed folding screen and fully tiled splashback.  
Wash hand basin with cupboards below, to either side and  
above with worktops and tiled splashbacks. Low-level WC.  
Radiator/towel rail. Vinyl floor. Inset ceiling spotlights.  
Extractor fan.

**EXTERIOR**

Front gardens of a good size and maturely landscaped with an  
abundance of mixed shrubs. Large area of paved drive with  
parking for three cars with additional gravel area and paved  
roundel, fencing and hedges to either side.

Rear gardens, South backing and very private, maturely  
landscaped with very large area of paved terracing to the full  
width and a path with flower and shrub bed borders. Central  
lawns. Outside lighting and tap. Two Electric roller shades.  
Enclosed by fencing and hedging.

**CARPORT**

Light. Gate to rear garden. Door to garage.

**GARAGE 17' 5" x 8' 3" (5'30m x 2.51m)**

Up and over door. Power. Light. Shelving.

**AGENTS NOTE**

COUNCIL TAX: D  
EPC: D-56

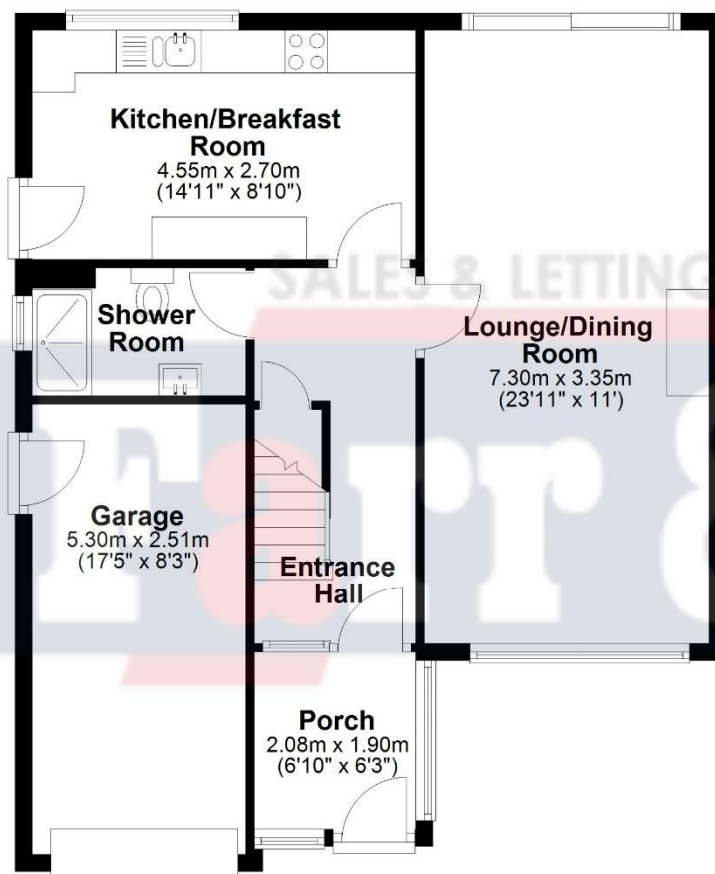






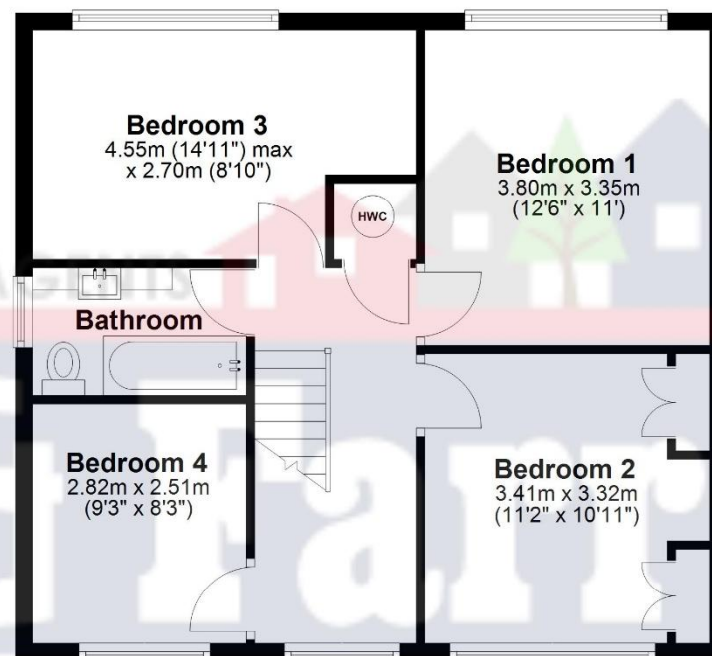
## Ground Floor

Approx. 54.4 sq. metres (585.4 sq. feet)



## First Floor

Approx. 57.8 sq. metres (622.0 sq. feet)



Total area: approx. 112.2 sq. metres (1207.4 sq. feet)

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.

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