



27 Little Normans, Longlevens, Gloucester, GL2 0EH

£339,950

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Farr & Farr Sales Lettings 

**27 Little Normans, Longlevens,
Gloucester, GL2 0EH**

£339,950

**AN EXTENDED 3/4 BEDROOM PROPERTY
THAT HAS BEEN UPGRADED OFFERING
SPACIOUS & VERY VERSATILE
ACCOMODATION**

Number 27 has been beautifully upgraded in its current ownership offering spacious and practical accommodation. To the ground floor, a large sitting/dining room, kitchen, breakfast area, downstairs bedroom/study with shower, utility area & cloakroom. To the first floor there are a further 3 bedrooms and a good sized family bathroom. To the rear you will find fully enclosed gardens with a lovely patio area & pergola. The property also benefits from a home office/gym with air conditioning, it is gas central heated & is double glazed throughout.

Little Normans is a popular residential road situated off Innsworth Lane, approximately 2 miles to the north east of Gloucester city centre. Access to Cheltenham, the M5 and some of the area's most sought after schools are all within easy reach.

www.farrandfarr.co.uk

ENTRANCE PORCH

Accessed via double glazed door. Double glazed window to side. Built in storage cupboards. Laminate flooring. Door to:-

LOUNGE/DINER 22' 11" x 11' 5" (6.99m x 3.47m)

Double glazed window to front aspect. Radiator. T.V & telephone points.

HALL

Stairs to first floor. Radiator. Doors to cloakroom, kitchen and utility.

CLOAKROOM

Double glazed window to side aspect. Low level W.C. Wall hung basin with cupboard below. Part tiled splashback. Stainless steel heated towel rail.

KITCHEN 12' 1" x 9' 1" (3.69m x 2.78m)

Range of wall and base units with cupboards & drawers below. One & half bowl stainless steel sink with stainless steel mixer tap. Part tiled walls. Space for cooker. Extractor fan. Space for fridge & freezer. Plumbing for dishwasher. Radiator. Vinyl flooring. Double glazed windows to garden.

BREAKFAST ROOM 8' 2" x 9' 7" (2.49m x 2.91m)

Double glazed window to garden. Radiator. Door to garden. Opening to lounge/diner.

UTILITY ROOM 8' 6" x 5' 3" (2.60m x 1.59m)

Wall mounted cupboard. Plumbing for washing machine. Double glazed window to side access. Vinyl flooring.

BEDROOM 4/ STUDY 10' 3" x 8' 1" (3.13m x 2.46m)

Double glazed window to front aspect. Radiator. Fully tiled shower cubicle with Mira electric shower.

FIRST FLOOR LANDING

Double glazed window to side. Access to loft. Air conditioning unit.

BEDROOM 1 11' 6" x 11' 11" (3.50m x 3.63m)

Double glazed window to front aspect. Radiator. Large wardrobes with sliding doors and mirror front. Storage cupboard.

BEDROOM 2 11' 5" x 10' 9" (3.49m x 3.28m)

Double glazed window to rear aspect. Radiator. Wardrobes.

BEDROOM 3 9' 1" x 8' 1" (2.78m x 2.47m)

Double glazed window to front aspect. Radiator.

BATHROOM

Suite comprising of bath with stainless steel mixer tap and handheld shower. Vanity style wash hand basin with cupboards below. Walk in waterfall shower with handheld attachment. Marbrex panels. Low level W.C. Mirrored wall mounted cupboards with mirrors. Radiator. Double glazed window. Storage cupboard. Inset ceiling spotlights. Vinyl flooring.

HOME OFFICE/GYM 14' 11" x 8' 11" (4.55m x 2.73m)

Double glazed window. Double glazed sliding doors. Laminate flooring. Spotlights. Heating & air conditioning.

GARDEN

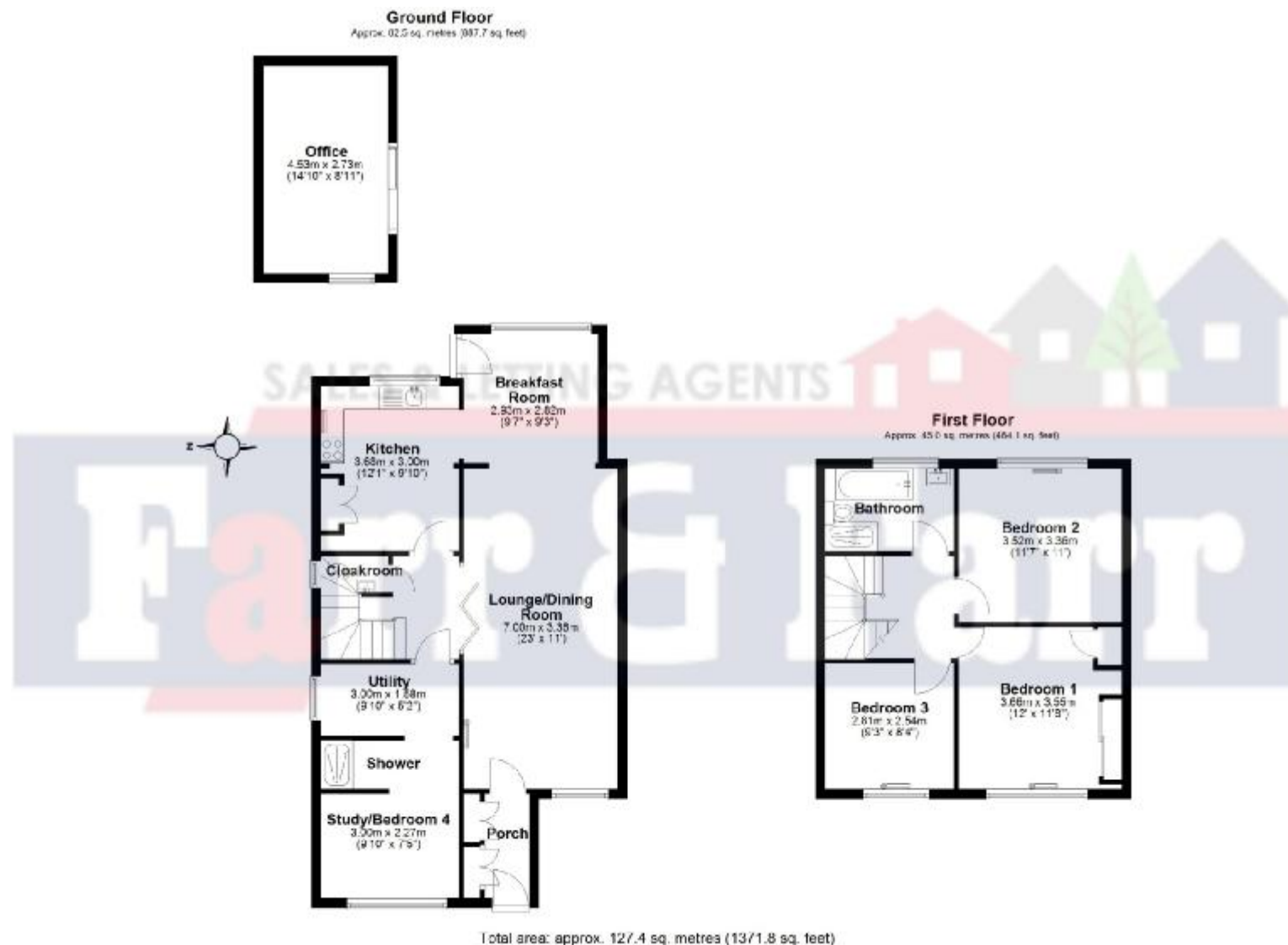
Patioed area with pergola & awning. Raised patio area with flower bed borders. Gated side access. Access to understairs storage. Outside lights & tap. Front Gardens: Large block paved drive with parking for multiple cars. Side access.

AGENTS NOTE

COUNCIL TAX: C
EPC: C-71







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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