Murdock & Wasley
ESTATE AGENTS

21 Blackwater Way

Longlevens, Gloucester, GL2 0XN

£460,000

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Murdock & Wasley Estate Agents are delighted to present to the market, for the first time since new, this four-bedroom detached family home, ideally situated in a popular and convenient location close to local amenities and excellent transport links.

The property offers spacious accommodation for the whole family to enjoy, including two reception rooms, a master bedroom with en-suite, and three further double bedrooms, all with built-in wardrobes.

Externally, the home boasts a beautifully designed garden, perfect for entertaining or relaxing, along with a driveway and garage to the front.

Entrance Hall
Accessed via composite door, power points, radiator, coving, stairs to first floor landing. Doors lead off:

WC
Low level wc, pedestal wash hand basin, radiator, partly tiled walls, front aspect upvc double glazed window.

Kitchen
Range of base, wall and drawer mounted units, laminate worksurfaces, two separate sink units with mixer taps over. Appliance points, power points, eye level double oven/ grill, four ring induction hob with extractor hood over. Space for American fridge/ freezer, washing machine, tumbler drier and dishwasher. Worcester gas fired boiler, partly tiled walls, tiled flooring, coving, rear aspect upvc double glazed window and door to garden. Door to:

Dining Room
Power points, radiator, space for dining table, coving, rear aspect upvc double glazed French doors.

Lounge
Tv point, telephone point, power points, two radiators, feature fireplace, coving, front aspect upvc double glazed window.

Landing
Power point, access to part boarded loft space with drop down ladder, door to airing cupboard with immersion heater and slatted shelving, side aspect upvc double glazed window, coving. Doors lead off:

Bedroom One
Tv point, power points, radiator, built in wardrobe with mirror fronted doors, coving, two front aspect upvc double glazed windows. Door to:

En-Suite
Suite comprising corner shower cubicle with shower off the mains, low level wc, vanity wash hand basin with mixer tap over and storage below. Heated towel rail, sensor mirror, fully tiled walls, tiled flooring, inset ceiling spotlights, side aspect upvc double glazed window.

Bedroom Two
Tv point, power points, radiator, built in wardrobe with mirror fronted doors, coving, front aspect upvc double glazed window.

Bedroom Three
Power points, radiator, built in wardrobe with mirror fronted doors, coving, rear aspect upvc double glazed window.

Bedroom Four
Tv point, power points, radiator, built in wardrobe with mirror fronted doors, coving, rear aspect upvc double glazed window.

Bathroom
Suite comprising panelled bath with shower attachment, low level wc, vanity wash hand basin with mixer tap over and storage below. Heated towel rail, shaver point, upvc wall panelling, rear aspect upvc double glazed window.

Outside
To the front of the property is a driveway providing off-road parking for two vehicles, which in turn leads to the garage, accessed via an up-and-over door and benefitting from power and lighting. The frontage is further enhanced by mature borders with a variety of flowers and shrubs.

A wooden gate provides side access to the rear garden, while the opposite side boasts a secure storage area, ideal for bikes and garden furniture.

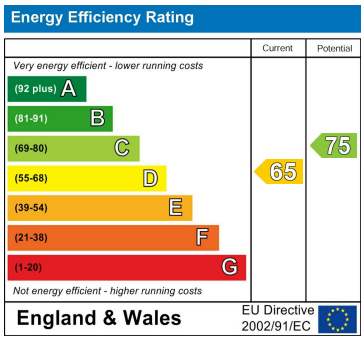
To the rear is a beautiful, fully enclosed garden, offering an ideal space for both relaxation and entertaining. A generous decked seating area with a covered canopy provides the perfect setting for outdoor dining and entertaining, stepping onto to a well-kept lawn. The garden is framed by established borders filled with a variety of flowers and shrubs, creating a vibrant and private outlook. Further features include a charming summer house, outside tap, lighting and a useful wooden shed positioned at the rear.

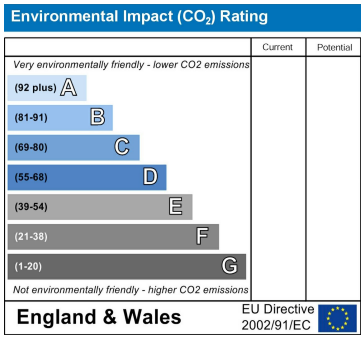
Tenure
Freehold

Local Authority
Gloucester City Council
Council Tax Band: E

Services
Mains water, gas, electricity and drainage.

Awaiting Vendor Approval
These details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.





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To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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