Murdock & Wasley
ESTATE AGENTS

1A Richmond Gardens

Longlevens, Gloucester, GL2 0DS

Offers over £450,000

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Murdock and Wasley are proud to offer this beautifully presented and substantially extended four/five bedroom semi-detached family home, offering versatile accommodation and finished to a high standard throughout.

The ground floor provides an impressive kitchen/diner, creating a superb hub for everyday family life and entertaining, with French doors opening directly onto the rear garden. Further accommodation includes a separate lounge, a useful utility room, downstairs WC and an additional office/bedroom five, ideal for home working, guests or a playroom.
Upstairs, the property offers four well-proportioned bedrooms, with en suite to master and family bathroom.
Externally, the front of the property boasts a generous driveway providing ample off-road parking with low maintenance garden to the side and rear.

Entrance Hall
Accessed via composite front door, LVT flooring, radiator, stairs leading to first floor, doors leading off to:

Lounge
Tv Point, Appliance Points, Radiator, LVT Flooring, Woodburner, upvc double glazed bay window with front aspect.

Kitchen Diner
Range of German Inspired, true handless kitchen, contemporary wall and base units, quartz worktops, feature copper accents, .
A large central island provides additional storage and preparation space, incorporating an induction hob with ceiling-mounted extractor above. Further benefits include double integrated ovens, inset sink with quooker tap.
Lithe Audio flush ceiling speakers, hammered copper modern tower radiator, Miele Appliances, lvt flooring throughout. space for a large dining table and chairs. upvc double glazed windows with dual aspects, French doors open directly onto the rear garden and patio.

Utility Room
Appliance points, storage cupboards, space for appliances, quartz worktops, lvt flooring, door leading to:

WC
Low level WC, hand wash basin, heated towel rail, partly tiled walls, lvt flooring.

Office/Bedroom 5
Tv points, appliance points, lvt flooring, upvc double glazed window with rear aspect.

Bedroom One
Tv point, appliance point, radiator, upvc double glazed window with front aspect, door leading to:

En Suite
Walk-in shower enclosure with rainfall shower over, wash hand basin set within a modern vanity unit and low-level WC. Finished with attractive floor-to-ceiling tiled walls, a heated towel rail, tiled flooring and rear aspect upvc frosted window.

Bedroom Two
Tv point, appliance point, radiator, upvc double glazed window with front aspect

Bedroom Three
Tv point, appliance point, radiator, upvc double glazed window with rear aspect

Bedroom Four
Tv point, appliance point, radiator, upvc double glazed window with rear aspect

Bathroom
Panelled bath with shower over and shower screen, wash hand basin and low-level WC. Partly tiled walls, heated towel rail, frosted upvc double glazed window with rear aspect.

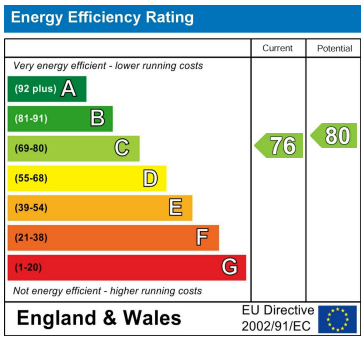
Outside
To the front, the property benefits from an extensive driveway providing ample off-road parking for several vehicles, with gated side access leading through to the rear.
The enclosed rear garden has been designed with low-maintenance living and entertaining in mind, featuring a generous contemporary paved patio immediately adjoining the property, ideal for outdoor dining and seating. This leads onto an artificial lawn, with a further lawned section extending to the rear and a useful timber storage shed. The garden is enclosed by timber fencing, providing a private and family-friendly outdoor space.

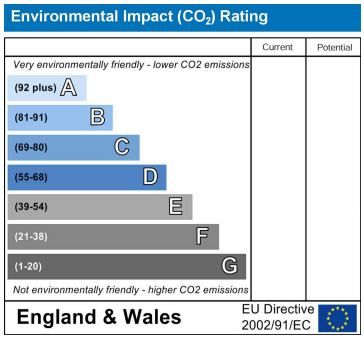
Local Authority
Gloucester City Council
Council Tax Band C

Services
Mains Gas, Water, Electricity and Drainage

Tenure
Freehold

Awaiting Vendor Approval
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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