



8 Porter Close

Longlevens, Gloucester, GL2 0BU

Offers in excess of £575,000

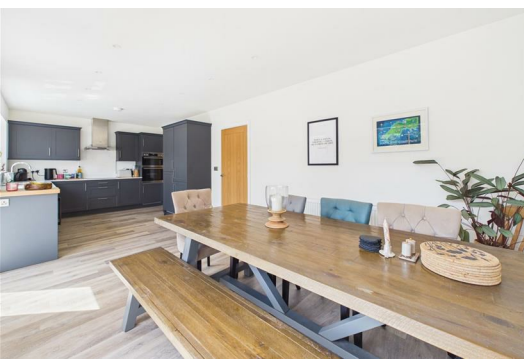


We are delighted to welcome to the open market, for the first time since new in 2023, this exceptional four bedroom detached family home, tucked away along a private road in the heart of the ever-popular Longlevens.

Presented to an exceptional standard throughout, the property offers stylish, contemporary living with a superb open-plan layout, perfectly suited to modern family life and entertaining. Occupying a peaceful position with an attractive open outlook to the front and greenery on the doorstep, this is a home that effortlessly combines luxury with lifestyle.

Ideal for growing families, the property provides spacious and well-designed accommodation throughout, with the added reassurance of the remaining NHBC warranty.

Externally, the home benefits from a garage, private driveway, and a fantastic setting rarely available in such a sought-after location.



Entrance Hall

Accessed via double glazed front door, radiator, power points, stairs leading to first floor with under stairs storage space. Doors to cloakroom, study, lounge & open plan kitchen/diner.

Lounge

Upvc double glazed windows to front, radiator, power points & television point.

Study

Upvc double glazed box bay window to front, radiator, power points.

Cloakroom

Low level wc & pedestal wash hand basin, radiator, recessed down lights, extractor fan.

Open Plan Kitchen/Diner

UPVC double glazed windows to the rear along with UPVC double glazed French doors providing access to the garden. Fitted with a range of eye and base level units complemented by roll-edge worktops and an inset sink/drainage. Integrated electric double oven with separate induction hob and extractor hood, along with a built-in dishwasher, fridge, and freezer. Finished with recessed ceiling downlights, radiator, power points, and a door leading through to the utility room.

Utility Room

UPVC double glazed door to the side, fitted with base level units complemented by roll-edge worktops and plumbing for a washing machine. Cupboard housing the Ideal combination boiler, radiator, and power points.

First Floor landing

Access to loft via hatch, power points, radiator, doors to all rooms.

Bedroom 1

UPVC double glazed window to the rear, radiator, power points, and built-in wardrobes providing excellent storage. Door leading to the en-suite shower room.

En Suite

UPVC frosted double glazed window to the side, comprising a shower cubicle, low-level WC, and pedestal wash hand basin. Heated towel rail, partly tiled walls, recessed ceiling downlights, and extractor fan.

Bedroom 2

UPVC double glazed window to the rear, radiator, power points, and built-in wardrobes, providing excellent storage.

Bedroom 3

UPVC double glazed window to the front, radiator, power points & built in wardrobe.

Bedroom 4

Upvc double glazed windows to front, radiator, power points.

Bathroom

Modern four-piece suite comprising a panelled bath, separate shower cubicle, low-level WC, and pedestal wash hand basin. Complemented by partly tiled walls, recessed ceiling downlights, heated towel rail, and extractor fan.

Rear Garden

Beautifully maintained, south-facing rear garden, designed for low-maintenance living and ideal for relaxing or entertaining. Predominantly laid to decking and patio, complemented by an attractive variety of mature flowers and shrub borders. Further benefits include a cold water tap and gated side access.

Garage

Up & over door with power & lighting.

Services

Mains water, gas, electricity & drainage.

Tenure

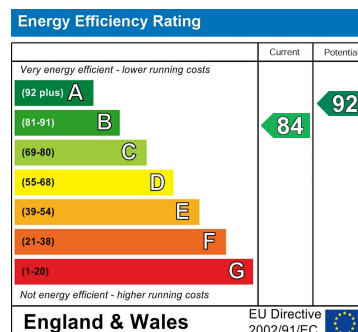
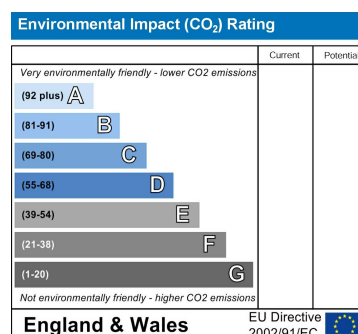
Freehold. Please note there is an estate charge for all residents of £500 per year.

Local Authority

Gloucester City Council- Band E

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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