



75 Sandyleaze

Longlevens, Gloucester, GL2 0PU

Offers in excess of £335,000



This immaculately presented extended home simply has to be viewed at the earliest opportunity to be fully appreciated. The ground floor offers fantastic modern living space, comprising a lounge, m, a stylish open-plan kitchen/dining/family room — perfect for entertaining — and a convenient shower room. Upstairs, the property features three well-proportioned bedrooms and a contemporary family bathroom. Further benefits include double glazing, gas central heating, and a superb garden office/studio, ideal for working from home or additional leisure space.

Externally, there is potential to create off-road parking to the front, along with rear access providing additional parking options.



Entrance Hallway

Accessed via a UPVC double glazed front door, with a UPVC double glazed window to the front, radiator, and stairs leading to the first floor with useful under-stairs storage space. Doors provide access to the lounge and the open-plan kitchen/diner/family room.

Lounge

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

Open Plan Kitchen/Diner/Family Room

UPVC double glazed French doors and a single door to the rear, with two skylights providing excellent natural light. Fitted with eye and base level units with roll-edge worktops, sink/drain, electric double oven with separate induction hob and extractor hood, built-in microwave and dishwasher, and space for appliances such as a fridge/freezer and washing machine. Additional features include a television point, three radiators, recessed downlights, and laminate flooring.

Shower Room

UPVC frosted double glazed window to the rear, shower cubicle, low-level WC, and pedestal wash hand basin, with tiled walls and flooring.

First Floor Landing

Access to loft via hatch, airing cupboard, doors to all rooms, power point.

Bedroom 1

Two UPVC double glazed windows to the front, radiator, power points, and a useful storage cupboard.

Bedroom 2

UPVC double glazed window to the rear, radiator, and power points.

Bedroom 3

UPVC double glazed window to side, radiator, power points.

Bathroom

UPVC frosted double glazed window to rear, panelled bath with shower over, low level wc & pedestal wash hand basin, partly tiled walls, heated towel rail.

Rear Garden

An enclosed garden, partly paved and mainly laid to lawn, featuring a cold water tap and gated side and rear access. There is also access to an outbuilding/workshop with power and lighting.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

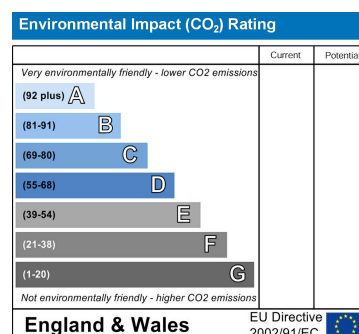
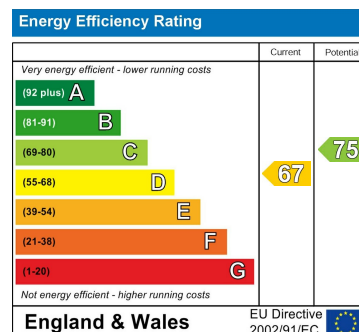
Gloucester City Council- Band B

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.

Agents Note

Laing Easiform Construction.



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