



73 Oxstalls Drive, Longlevens, Gloucester,
GL2 9DD - £352,500

Farr & Farr Sales & Lettings

73 Oxstalls Drive

Longlevens, Gloucester, GL2 9DD

Located on the popular Oxstalls Drive, this two bedroom bungalow benefits from spacious accommodation throughout, particularly the living room.

The front door opens into an entrance hall with two bedrooms facing the front aspect of the property. Off the hallway, the large living room and kitchen both feature French doors out to the rear garden.

Completing the property is a good sized bathroom and separate cloakroom.

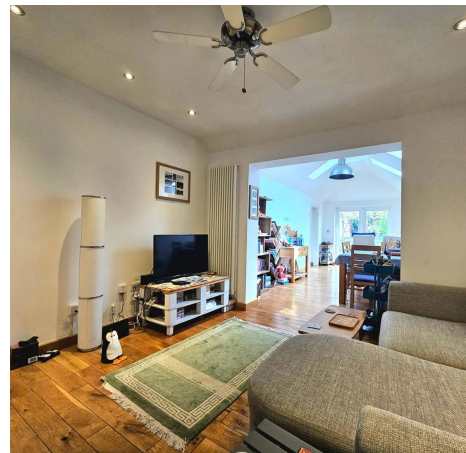
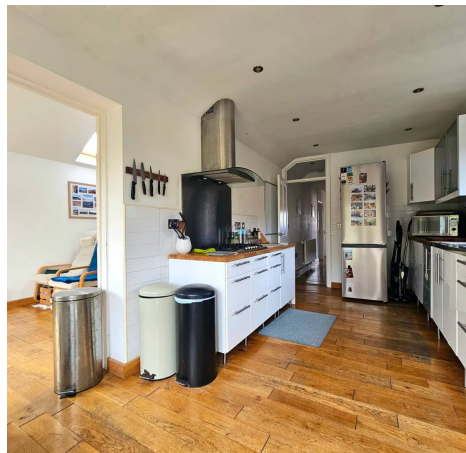
Externally, the beautiful gardens have been well maintained with areas of lawn and patio. A modern garden room has been fitted which is ideally used as a home office or studio.

Oxstalls Drive is a quiet road within Longlevens and offers good access in to both Gloucester and Cheltenham.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C





ENTRANCE HALL

Upvc double glazed front door. Access to boarded loft with retractable ladder. Radiator. Hanging space with cupboards above.

LOUNGE/DINING/FAMILY ROOM

31' 2" x 11' 3" (9.50m x 3.43m)

Sitting area with high quality flooring. T.V point. Wall thermostat. Arch to:- Dining/Family room, again with high quality flooring. Vertical heated towel rail. Vaulted ceiling with velux window. T.V point. Double Upvc double glazed French doors to terrace and garden.

KITCHEN

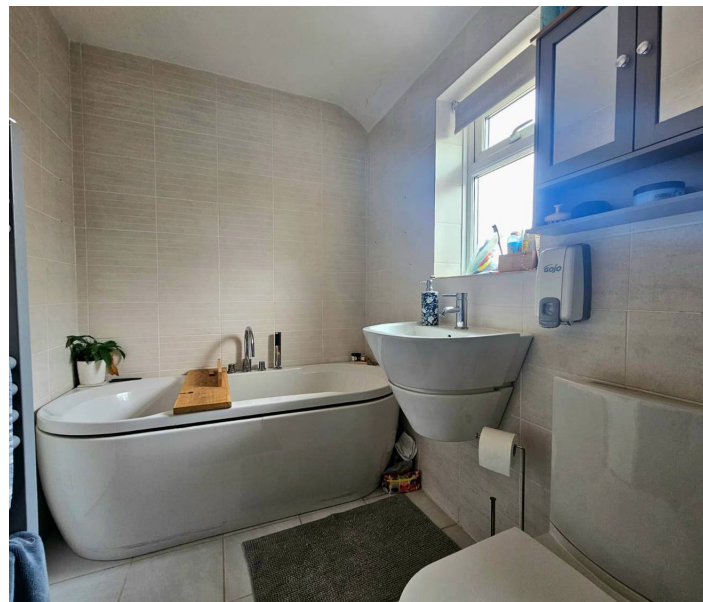
16' 3" x 8' 10" (4.95m x 2.68m)

Very comprehensively fitted with large 1 1/2 bowl stainless steel sink unit with mixer taps, cupboards below. Wall and base units. Oak worktops. Built in five ring Neff gas hob with stainless steel backplate and cooker hood. Built in Neff double oven. Plumbing for washing machine. Space for large fridge/freezer. Double Upvc double glazed French doors to terrace and garden.

BEDROOM ONE

15' 6" x 10' 1" (4.73m x 3.07m)

Double glazed bay window to front. Two double wardrobe cupboards with sliding doors. High quality flooring. Contemporary vertical radiator. Pebble effect gas fire.



BEDROOM TWO

9' 8" x 9' 1" (2.95m x 2.76m)

Double glazed window to front. Contemporary radiator. High quality flooring. Ceiling fan.

BATHROOM

10' 5" x 5' 9" (3.18m x 1.74m)

Large double ended bath with central taps and shower attachment. Separate walk in wet room style shower unit with stainless steel controls and glazed screen. Wash hand basin. Low level W.C. Fully tiled walls. Tiled floor. Vertical heated towel rail/radiator. Extractor fan. Frosted double glazed window to side.

CLOAKROOM

2' 6" x 4' 3" (0.76m x 1.30m)

Low level W.C. Wash hand basin. Half tiled walls. Tiled floor.
Cupboard housing Worcester gas fired central heating boiler.

EXTERIOR

Front gardens of a good sized with large area of pavia drive with parking for several cars. Good area of lawns with shrub bed borders, mature trees and bushes giving privacy. Wrought iron gates to further area of parking. Rear gardens beautifully and maturely landscaped with brick pavia terracing. Step to area of good area of stone terracing. Lawns with shrub borders. Pergola divide with vine. Raised fishpond with filters, waterfall and pavia surround with winter heater. Pond vacuum , available. Opening to second area of lawned garden again maturely landscaped with shrub beds, mixed bushes and trees. Concealed store area. Timber garden shed. Shed 3.75 x 2.56 with electrics and lighting

HOME OFFICE/SUMMERHOUSE

8' 11" x 8' 11" (2.72m x 2.72m)

A very attractive and newly installed garden room. Fully insulated with lighting and electrics. Double glazed windows and doors to garden.

Rear Garden

Attractive rear garden. Patio. Lawn. Mature trees and shrubs. Garden Room. Large shed with lighting and electrics. Side access.

DRIVEWAY

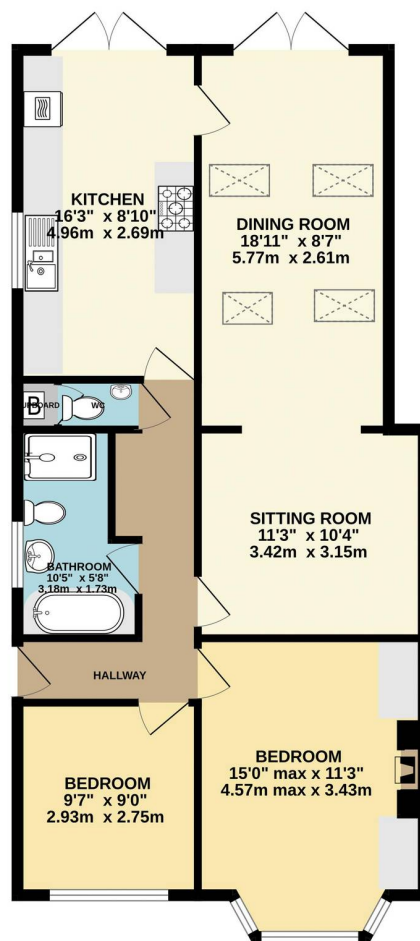
2 Parking Spaces

Off-road parking to the front.





GROUND FLOOR
833 sq.ft. (77.4 sq.m.) approx.



TOTAL FLOOR AREA : 833 sq.ft. (77.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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