Murdock & Wasley
ESTATE AGENTS



21 Lea Crescent

Longlevens, Gloucester, GL2 0DU

£450,000

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We are delighted to welcome to the open market this immaculately presented and stylish semi-detached family home, boasting a substantial double-storey wraparound extension that truly sets it apart.
Beautifully maintained throughout, this property offers an exceptional level of space and versatility. If open plan living is high on your wishlist, this home could be the perfect match.
The accommodation provides ample living space across both floors, including generous reception areas, a fantastic modern layout, and a wonderful low-maintenance rear garden, ideal for entertaining and outdoor enjoyment.







Entrance Porch
Accessed via Upvc double glazed front door, tiled flooring, door through too:

Hallway
Upvc double glazed window to front, tiled flooring, radiator, stairs leading to first floor, doors to cloakroom & also dining area.

Cloakroom
Modern white suite comprising of low level wc & vanity wash hand basin, tiled walls, tiled flooring, extractor fan.

Open Plan Dining & Sitting Area
Upvc double glazed box bay window to front, two radiators, power points, recessed down lights, laminate wooden flooring, opening to kitchen & also lounge.

Lounge
Upvc double glazed windows to front & Upvc double glazed french doors to rear, television point, power points, recessed down lights, feature log burner, exposed brickwork, laminate wooden flooring.

Kitchen
Upvc double glazed windows & french doors to rear, bespoke kitchen which comprises of roll edge work tops, sink/drainer, cooker point, space for further appliances, exposed brickwork, partly tiled walls, tiled flooring, recessed down lights & under floor heating.

Utility
Sink/drainer, plumbing & space for washing machine, exposed brickwork, partly tiled walls, tiled flooring.

First Floor Landing
Access to loft via hatch, doors to all rooms.

Bedroom 1
Upvc double glazed french doors leading to balcony, exposed beams, feature wall, television point, radiator.

En-Suite Bathroom
Freestanding bath, low level wc & pedestal wash hand basin, exposed brickwork, recessed down lights, laminate flooring.

Balcony
An enclosed seating area which has been laid to artificial lawn with views of the garden.

Bedroom 2
Upvc double glazed windows to rear, radiator, power points.

Bedroom 3
Upvc double glazed box bay window to front, radiator, power points, laminate flooring.

Bedroom 4
Upvc double glazed windows to front, radiator, power points.

Bathroom
Upvc frosted double glazed windows to rear, panelled bath, shower cubicle, low level wc & pedestal wash hand basin, heated towel rail, tiled walls.

Outside
To the side of the property we have an enclosed area, to the rear is a paved area fitted with an incredible entertaining space & pizza oven. Behind this is an enclosed private area which is lawn, cold water tap, gated side access.

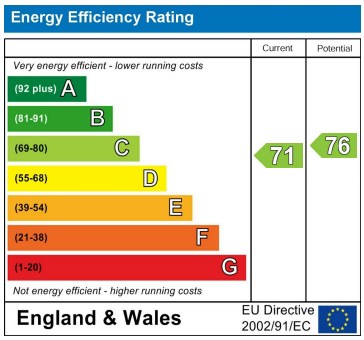
Tenure
Freehold.

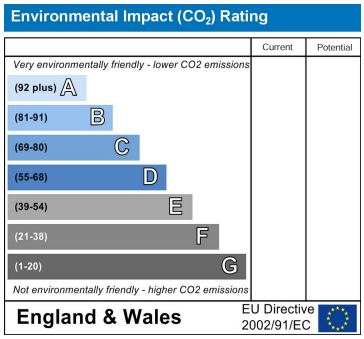
Services
Mains water, gas, electricity & drainage.

Local Authority
Gloucester City Council- Band C

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.







These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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

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GLOUCESTER **01452 682952** **WWW.MWEA.CO.UK**

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