



20 Green Pippin Close, Longlevens, Gloucester, GL2 0PA

£535,000

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Farr & Farr Sales Lettings 

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A QUIET, EXCEPTIONAL AND VERY SPACIOUS
MODERN DETACHED FAMILY HOME IN A SMALL AND
QUIET CUL DE SAC

Green Pippin Close is a small and quiet cul de sac of predominantly detached houses situated off Windfall Way and Elmbridge Road, a little over 1 mile to the east of Gloucester City Centre. Some of the areas best schools are very close by and good local shopping is within easy reach. Access to Cheltenham and the M5 is only a short drive. Number 20 has been significantly improved and beautifully looked after over the last 5 years and offers surprisingly spacious and well planned family accommodation. All 4 bedrooms are doubles with 2 of them having ensuite shower rooms. There is a good sized family bathroom and to the ground floor, a large sitting room, a study and open plan kitchen/dining/family room which overlooks and adjoins the garden. Additionally, there is a cloakroom and utility. It is gas central heated and double glazed and to the exterior, a detached garage, parking for up to 4 cars and beautifully landscaped rear gardens. Over the last 5 years, works have included, the replacing of the bathroom, shower rooms and the kitchen and within the last year, the replacement of the windows throughout.

www.farrandfarr.co.uk

ENTRANCE PORCH

Composite part glazed front door to:-

ENTRANCE HALL

High quality flooring. Radiator. Alarm controls. Deep understairs cupboard. Wall thermostat. Turning staircase to landing.

CLOAKROOM

Low level W.C. Vanity unit with wash hand basin and tiled splashbacks. Vinyl floor. Inset ceiling spotlights. Radiator. Extractor fan.

SITTING ROOM 16' 0" x 11' 8" (4.87m x 3.55m)

Bay window to the front. Window to the side. Stone fireplace with multi fuel burning fire. Double radiator. High quality flooring. Coved ceiling. T.V point.

STUDY OR SECOND RECEPTION 12' 6" x 8' 6" (3.81m x 2.59m)

High quality flooring. Double radiator. Coved ceiling.

KITCHEN/DINER/FAMILY ROOM 19' 9" x 13' 10" (6.02m x 4.21m)

Dining area with double radiator. High quality flooring. Inset ceiling spotlights. Double Bifold Upvc doors to terrace and Westerly backing garden. Opening to:- Kitchen which is beautiful and recently fitted by Wren with composite worktops with inset 1 1/2 bowl sink unit with mixer taps, cupboards and drawers below. Wall and base units. Built in Neff stainless steel and glass fronted double oven with four ring hob and concealed extractor hood. Built in dishwasher. Built in corner carousels. Built in fridge and freezer. Wine racks. Built in microwave. Door to:-

UTILITY ROOM 7' 6" x 5' 9" (2.28m x 1.75m)

Inset single drainer sink unit with mixer taps set into composite stone worktops with cupboards below. Wall cupboards. Shelving. Baxi gas fired central heating boiler with time clocks. Door to double garage. Half glazed door to garden.

FIRST FLOOR

LANDING

Access to loft. Airing cupboard with factory lagged cylinder, immersion and shelving.

BEDROOM 1 14' 3" x 11' 8" (4.34m x 3.55m)

Radiator. Two double wardrobe cupboards.

ENSUITE SHOWER ROOM

Large shower cubicle with marbrex splashbacks and stainless steel shower with glazed door. Vanity wash hand basin with drawers below. Low level W.C. Vinyl floor. Shaver point. Extractor fan. Spotlights.

BEDROOM 2 10' 9" x 10' 7" (3.27m x 3.22m)

Double and single wardrobe cupboards. Radiator. Spotlights.

ENSUITE SHOWER ROOM

Shower cubicle with marbrex splashbacks and stainless steel controls with glazed door. Vanity unit with wash hand basin and drawers below. Low level W.C. Part tiled walls. Shaver point. Medicine cabinet. Inset ceiling spotlights. Extractor fan. Radiator.

BEDROOM 3 11' 8" x 9' 2" (3.55m x 2.79m)

Radiator. Double wardrobe cupboard. Spotlights.

BEDROOM 4 13' 2" x 8' 2" (4.01m x 2.49m)

Double radiator. Wardrobe cupboard.

BATHROOM

White suite of panelled bath with stainless steel shower and glazed folding screen. Vanity unit with wash hand basin and cupboard below. Low level W.C. Radiator. Vinyl floor. Medicine cabinet. Shaver light. Inset ceiling spotlights. Extractor fan.

EXTERIOR

Front gardens with macadam driveway with parking for up to 4 cars. Lawns with mature shrub beds and bushes.

Rear garden Westerly backing and very private. Beautifully landscaped with full width paved terrace with central path and wide divide to further terrace. Lawns and shrub bed borders with sleeper boundaries. Summerhouse. Timber garden store. Fuel store. Shed. Lighting and outside tap.

Area to the side of the property with fuel store, garden store and shed. Outside security lighting. Gated side entrance.

DOUBLE GARAGE

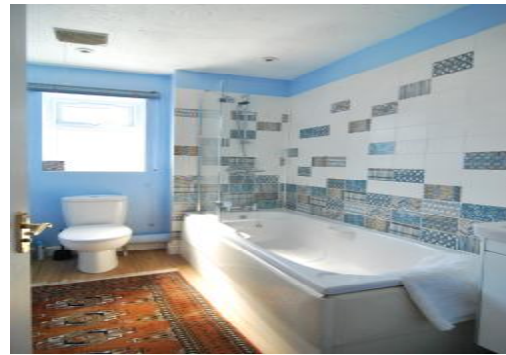
Two newly fitted remote garage doors. Power and light. Access to loft. Plumbing for washing machine with space for dryer above.

AGENTS NOTE

COUNCIL TAX: E

EPC: C-77







Approx Total Area: 186.7 m² / 2036.7 sq ft
 *These dimensions are approximate and are for guidance only.
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 Windows and doors are shown in plan.
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ENTRANCE PORCH

Composite part glazed front door to:-

ENTRANCE HALL

High quality flooring. Radiator. Alarm controls. Deep understairs cupboard. Wall thermostat. Turning staircase to landing.

CLOAKROOM

Low level W.C. Vanity unit with wash hand basin and tiled splashbacks. Vinyl floor. Inset ceiling spotlights. Radiator. Extractor fan.

SITTING ROOM 16' 0" x 11' 8" (4.87m x 3.55m)

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FIRST FLOOR

LANDING

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ENSUITE SHOWER ROOM

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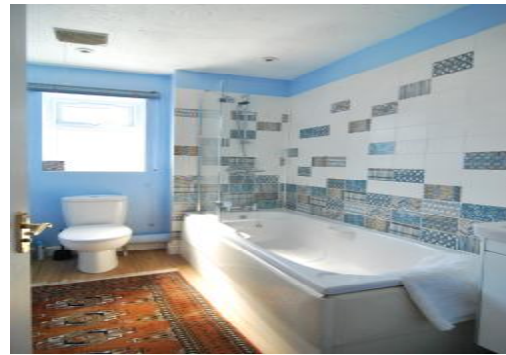
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 *The area of the garage is 6.12m x 5.08m / 64.1 sq m / 692 sq ft.
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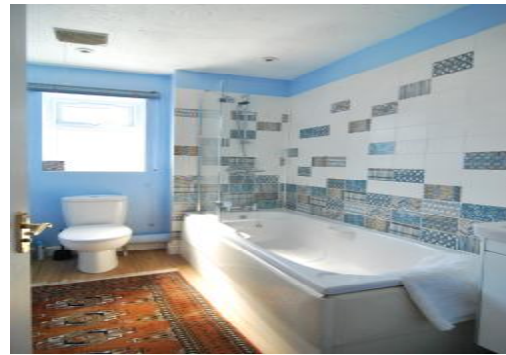
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