



8 Rodney Close, Longlevens, Gloucester
GL2 9DG - £345,000

Farr & Farr Sales Lettings

8 Rodney Close

Longlevens, Gloucester, GL2 9DG

A 1950'S CHALET STYLE SEMI DETACHED HOUSE THAT HAS BEEN SUBJECT TO A SIGNIFICANT TWO STOREY EXTENSION TO THE REAR GIVING SURPRISINGLY LARGE FAMILY ACCOMMODATION

Rodney Close a small, quiet and private cul-de-sac situated just off Oxstalls Drive in this highly desirable part of Longlevens. Gloucester City centre is approximately 1 mile to the East, good local shopping is close by and access to Cheltenham and the M5 is within very easy reach.

Number 8 has been subject to a significant two story extension to the rear and offers surprisingly spacious and adaptable family accommodation. All three bedrooms are double's, there is a good sized downstairs bathroom/shower room as well as two separate reception rooms, both of which are adjoining the garden. There is a beautifully fitted kitchen/ breakfast room. To the exterior, the gardens back West, are very private and have the benefits of a large detached garage as well as a very well fitted and useful large home office/gym.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D





COVERED PORCH

UPVC double glazed front door with leaded light and coloured glass to:-

ENTRANCE HALL

(of a good size) Radiator.

SITTING ROOM

16' 2" x 8' 10" (4.93m x 2.69m)

Double radiator. Coved ceiling. Spotlights. TV point. Large picture window overlooking the garden.

DINING ROOM

10' 10" x 7' 6" (3.30m x 2.29m)

High-quality flooring. Double radiator. Double UPVC double glazed French doors to terrace and garden. Wide arch to:-

KITCHEN/BREAKFAST ROOM

19' 2" x 10' 9" (5.84m x 3.28m)

Very comprehensively fitted with inset one and a half bowl ceramic sink set into deep oak worktops with cupboards below. Wall and base units. Glass fronted crockery cupboards with under unit lighting and internal lighting. Space for washing machine and dryer. Built-in dishwasher. Radiator. Breakfast bar. Peninsula unit and further area of worktops with induction hob, extractor hood with cupboard and drawers below. Zanussi double oven. Broom cupboard to one side. Built-in fridge and freezer. TV point. Radiator.

BATHROOM

White suite of panelled bath with mixer taps and double headed stainless steel shower with glazed folding screen and fully tiled walls. Vanity unit with wash hand basin. Low-level WC with concealed cistern. Heated towel rail/radiator. Tiled floor. Inset ceiling spotlights and extractor fan.





STUDY

8' 5" x 8' 7" (2.57m x 2.62m)

Radiator. Recess for shelving. High-level glazed bricks giving natural light coved ceilings.

FIRST FLOOR

LANDING

Access to loft with retractable ladder.

BEDROOM 1

13' 2" x 12' 0" (4.01m x 3.66m)

Wood stripped floor. Eaves storage to either side being the full length of the room. Quadruple wardrobe cupboard, one with a mirrored door, second door with a cupboard. TV point.

BEDROOM 2

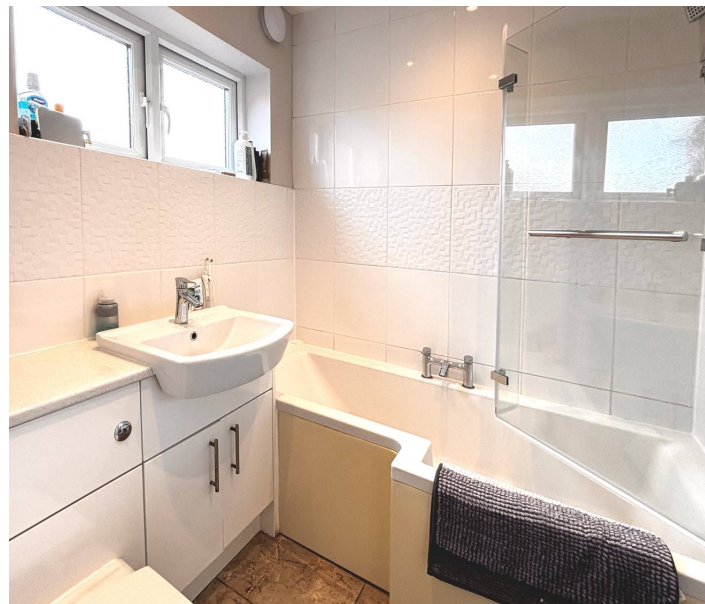
13' 4" x 9' 6" (4.06m x 2.90m)

Complete range of wardrobe cupboards with sliding doors. Radiator.

BEDROOM 3

13' 10" x 10' 7" (4.22m x 3.23m)

Radiator. Spotlights. Overstairs cupboard. Eaves storage.



FRONT GARDEN

Parking for two/three cars and shared side drive to large double gates and access to:-

REAR GARDEN

Further area of brick parking. Gardens are well landscape to lawns to either side. Raised pond with fountain, terrace roundel with central flower bed and divide above. Mature bushes and trees. Further area of terrace with gravel surround to the rear with garden store.

GARDEN

HOME OFFICE/GYM/WORKROOM 11 5 x 13'3 Well insulated with UPVC double glazed doors to the front and windows to either side. Electric panel radiator. High-quality laminate flooring. Power and light. Inset ceiling spotlights.

GARAGE

Single Garage

17 8 x 9 10. Detached brick built with up and over door. Large window. Personnel door and light.

OFF STREET

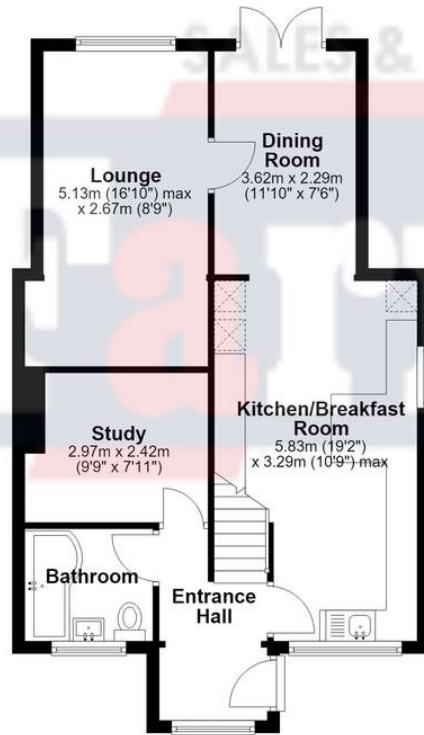
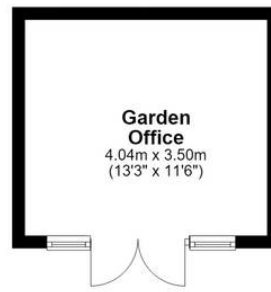
2 Parking Spaces



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

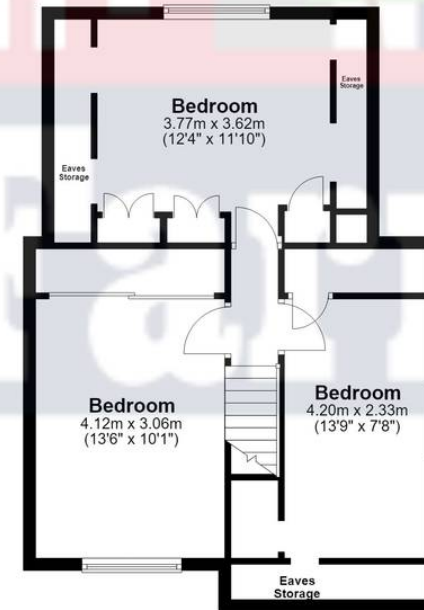
Ground Floor

Approx. 58.1 sq. metres (625.8 sq. feet)
(excluding Garage, Garden Office)



First Floor

Approx. 52.5 sq. metres (565.4 sq. feet)



Total area: approx. 110.7 sq. metres (1191.2 sq. feet)

Farr & Farr

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