35 Laura Close, Longlevens, Gloucester, GL2 9JH

In Excess of **£330,000**

Farr & Farr Sales & Lettings

35 Laura Close

Longlevens, Gloucester, GL2 9JH

A BEAUTIFULLY SITUATED, GREATLY EXTENDED AND SIGNIFICANTLY ALTERED SEMI DETACHED BUNGALOW IN A QUIET AND PRIVATE CUL DE SAC
Laura Close is a delightful small and quiet cul-de-sac on the popular Oxstalls development dating from the mid 1950's. Good local transport facilities and shops are close by, Gloucester city centre, the hospital and station are approximate 1 mile to the West and access to Cheltenham and the M5 is only a short drive.

Number 35 has been significantly extended in the past and now offers large and highly adaptable accommodation. Internally there are three good sized bedrooms as well as a dining room. To the rear It has a large sitting room which adjoins the gardens as well as a good sized kitchen and adjoining utility room. It is heated by gas, has double glazing, throughout and to the exterior, ample parking to the front, garage to the side and totally private rear gardens which adjoins Plock Court playing fields.

Council Tax band: C

Tenure: Freehold

Epc: E-53

ENTRANCE HALL
UPVC double glazed front door. Access to loft with retractable ladder. Two radiators. Airing cupboard with shelving and radiator.

SITTING ROOM
15' 8" x 12' 3" (4.78m x 3.73m)
Feature brick fireplace with mantle and windows to one side. Contemporary vertical radiator. TV point. UPVC double glazed sliding doors to garden.

KITCHEN
12' 8" x 7' 4" (3.86m x 2.23m)
Inset single drainer stainless steel sink unit set into worktops with cupboards below. Wall and base units. Built-in gas hob. Double radiator. Airing cupboard with lagged copper cylinder. Door to:-

UTILITY ROOM
15' 1" x 8' 3" (4.60m x 2.52m)
Inset single drainer stainless steel sink unit set into worktop with cupboards below. Plumbing for dishwasher and washing machine. Space for fridge/freezer. Range of units with cupboards and drawers incorporating a double oven. Double radiator. Stable door in UPVC to the front and double UPVC double glazeD doors to garden. Door to garage.

DINING ROOM
15' 8" x 10' 9" (4.78m x 3.28m)
Coal effect gas fire. Double radiator. Dual light points. Bay window to the front.

BEDROOM 1
10' 0" x 10' 0" (3.05m x 3.05m)
Range of three double wardrobe cupboards and drawers. Double radiator.

BEDROOM 2
10' 0" x 10' 6" (3.05m x 3.20m)
Radiator. Two wall light points. Triple wardrobe cupboard.

BEDROOM 3/STUDY
12' 8" x 8' 0" (3.86m x 2.44m)
Radiator. Sleeping and study areas.

SHOWER ROOM
Recently installed with good size corner shower with glazed sliding doors and fully tiled splashback with double headed Mira shower. Wash hand basin. Low-level WC. 3/4 tiled walls. Vinyl floor. Vertical heated towel rail/radiator.

FRONT GARDEN

Front gardens predominantly laid to a large area of parking space for 4/5 cars. Path to the front door. Outside light.

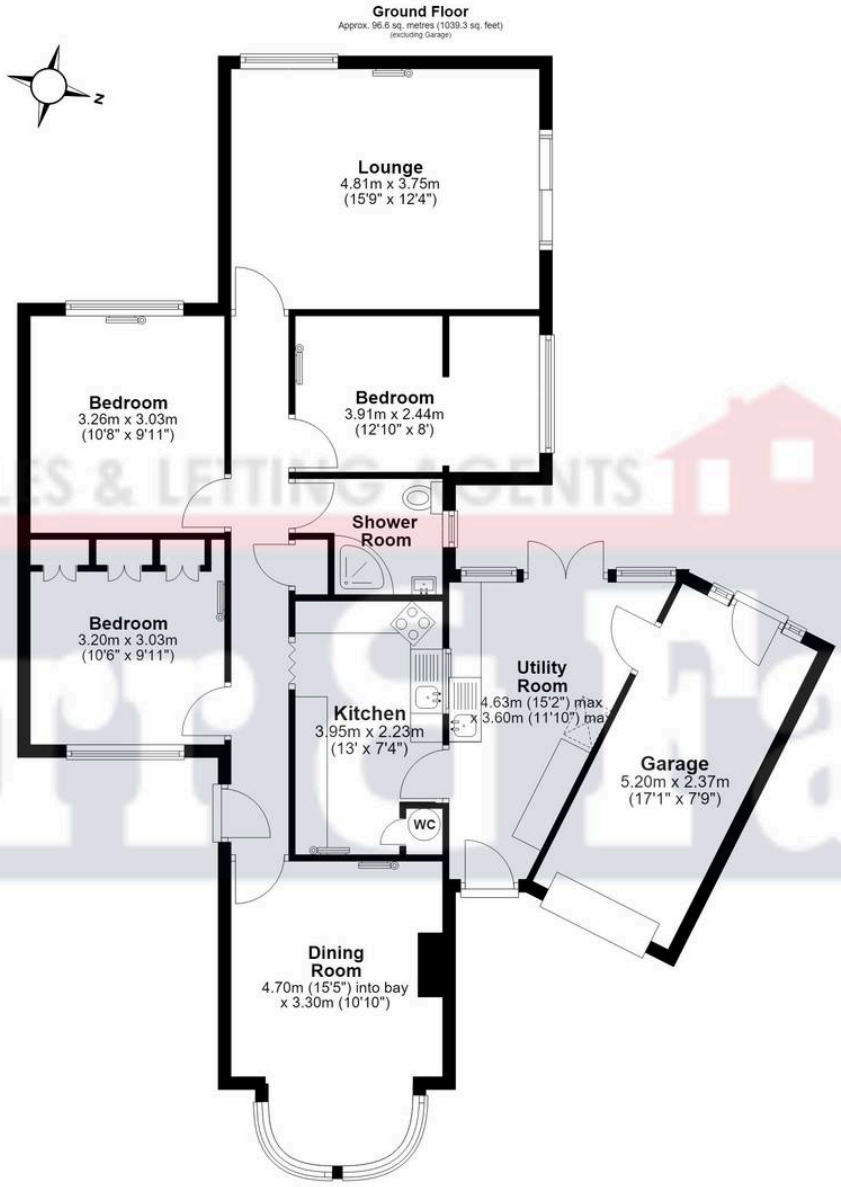
REAR GARDEN

Rear gardens completely private and backing onto Plock Court predominantly laid to paving with gravel terrace and step path. All enclosed by high hedging and fencing with rose, flower and shrub beds. Trellis divide to further area of terrace with mature trees and bushes. Second area of terrace. Gate to useful storage or compost area which could easily be converted into a view point for Plock Court.

GARAGE

4 Parking Spaces

17 6 x 7'8. eight. Up and over door to the front. Power and light. Door to rear.



Total area: approx. 96.6 sq. metres (1039.3 sq. feet)

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