



4 Durand Close, Longlevens, Gloucester, GL2 0TY
£360,000

Farr & Farr Sales & Lettings

4 Durand Close

Longlevens, Gloucester, GL2 0TY

A GOOD SIZED AND BEAUTIFULLY MAINTAINED DETACHED BUNGALOW IN A SMALL CUL-DE-SAC Durand Close a small cul-de-sac situated off Brionne Way and Innsworth Lane approximately 1 ½ mile to the North East of Gloucester city centre, transport facilities are within walking distance, the heart of Longlevens is close by and access to Cheltenham and the M5 is only a short drive.

Number 4 has been beautifully maintained in the current ownership over many years and offers good sized well planned accommodation. It is gas centrally heated throughout and has double glazing. It has a recently re-fitted shower and to the exterior, delightful easily maintained private landscape gardens.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D-67





ENTRANCE PORCH

UPVC double glazed front door with leaded light and bevelled glass detail.

ENTRANCE HALL

Radiator. Airing cupboard with Worcester gas fired central heating boiler and shelving.

DINING ROOM

9' 0" x 8' 0" (2.74m x 2.44m)

Radiator.

SITTING ROOM

17' 10" x 11' 0" (5.44m x 3.35m)

Timber and tiled fireplace with gas point. Double radiator. TV point. Door to:-

INNER HALL

Wall thermostat. Access to boarded loft. Built-in cupboards with shelf and crockery cupboard above. 15 light glazed door.

KITCHEN

11' 9" x 8' 4" (3.58m x 2.54m)

Inset single drainer stainless steel sink unit set into worktops with cupboards and drawers below. Wall and base units. Fully tiled walls. Tiled floor. Plumbing for washing machine and dishwasher. Built-in Hotpoint eyelevel oven. Four ring gas hob and cooker hood. Radiator. Larder cupboard. UPVC double glazed door to:-

SIDE PORCH

Tiled floor. New UPVC double glazed door to drive.

BEDROOM 1

12' 0" x 11' 3" (3.66m x 3.43m)

Double wardrobe cupboard with low-level drawers. Shelving and cupboards above and double sliding wardrobe with shelving. Radiator.





BEDROOM 2

7' 10" x 10' 2" (2.39m x 3.10m)

Range of wardrobe cupboards. Radiator. UPVC double glazed French doors.

CONSERVATORY

6' 0" x 7' 7" (1.83m x 2.31m)

Light tiled floor. Double UPVC double glazed French doors to garden.

SHOWER ROOM

Large walk-in double shower cubicle with marbrex splashback and stainless steel shower with glazed screen. Pedestal wash hand basin. Low level WC. Two walls fully tiled. Tiled floor. Vertical heated towel rail/radiator in stainless steel. Inset ceiling spotlights. Extract fan. Shaver light.



FRONT GARDEN

Laid to good area of drive with parking for 3+ cars with wide path and gravel to the side. Central rose beds with shrub bushes. Wrought iron gate to:-

REAR GARDEN

Very well landscaped for ease of maintenance with two good area of paved terrace. Astroturf. Mature trees and bushes. Raised round flower bed. Outside lighting. All enclosed by close boarded fencing and rear brick wall giving near complete privacy.

GARAGE

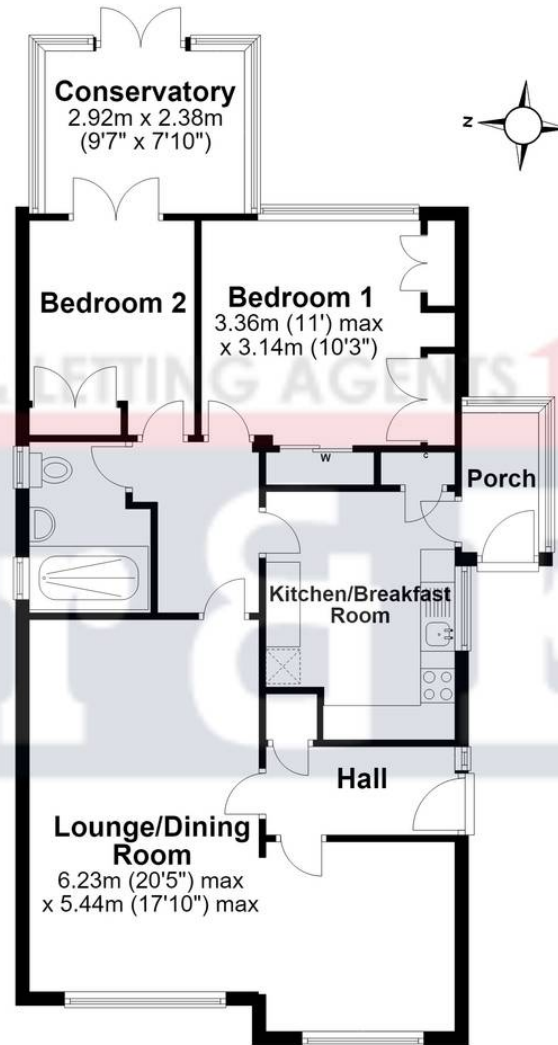
Double Garage

17 6 x 9'5. Up and over door. Light. Shelving and personnel door.



Ground Floor

Approx. 81.5 sq. metres (877.5 sq. feet)



Total area: approx. 81.5 sq. metres (877.5 sq. feet)

Farr & Farr

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