

383 Longford Lane
Longford, Gloucester GL2 9EL

STEVE GOOCH
ESTATE AGENTS | EST 1985

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Offers Over £600,000

A QUITE EXCEPTIONAL and INDIVIDUAL FIVE BEDROOM DETACHED FAMILY HOME situated in a highly convenient position with an EN-SUITE SHOWER ROOM, THREE RECEPTION ROOMS, A VERY WELL FITTED KITCHEN with BUILT IN APPLIANCES and AN ABUNDANCE OF OFF ROAD PARKING.

The accommodation comprises 14ft hallway, 17ft lounge with French doors onto the patio, dining room/bar with French doors onto the patio, study/family room, 17ft fitted kitchen, shower room, utility room, bedroom one with fitted wardrobes and an en-suite shower room, bedroom two with a bow window, bedroom three, bedroom four, bedroom five and the upgraded family bathroom.

Outside at the front of the property you have a tarmacadam driveway leading via double gates to further gravelled off road parking.

At the side of the property you have a landscaped garden that is laid to lawn/patio with palm trees and around to the rear a raised composite sun deck with raised flower borders.

The Village of Longford is primarily a residential area that offers a full range of house styles, situated within two miles of Gloucester city centre and falls within the jurisdiction of the Borough of Tewkesbury. Its home to Oxstalls Sports Park and Tennis Centre, the Winfield Hospital and both Longford AFC and Gala Wilton Football Clubs. Every summer since 2013 Oxstalls Sport Park, Plock Court is the venue for the famous Sport-beat Music Festival, a two-day outdoor music and sports festival that is locally well received. Our successful Gallagher Premiership Gloucester Rugby team (Cherry & Whites) play down the road so any season ticket holder can walk to & from the game.



Upvc double glazed front door under a covered entrance area leads into:

ENTRANCE HALLWAY
14'4 x 6'4 max (4.37m x 1.93m max)
Two single radiators, stairs leading off, LVT flooring.

LOUNGE
17'3 x 14'4 (5.26m x 4.37m)
Fireplace with an attractive ornate surround housing a pebble effect gas fire, tv point, picture rail, LVT flooring, two single radiators, upvc double glazed bow window to front elevation overlooking the surrounding area, matching window to side elevation, French doors onto the patio.

DINING ROOM/BAR
14'4 x 13'4 max (4.37m x 4.06m max)
Radiator, picture rail, tv point, LVT flooring, upvc double glazed French doors onto the patio.

KITCHEN
17'4 x 9'6 (5.28m x 2.90m)
A range of re-fitted base and wall mounted units, quartz worktop, one and a half bowl sink unit with a mixer tap, stainless steel Rangemaster cooker with a six burner hob, extractor hood, built in dishwasher, space for an American style fridge/freezer, wine cooler, downlighters, LVT flooring, upvc double glazed window to rear elevation overlooking the decking, through to:

REAR ENTRANCE HALL
Single radiator, LVT flooring, downlighters, upvc double glazed door to side elevation, matching window to rear elevation.

SHOWER ROOM
7'9 x 6'4 max (2.36m x 1.93m max)
Walk shower enclosure and unit, low level w.c., wash hand basin with a mixer tap and cupboard below, fully tiled walls, tiled floor, chrome heated towel rail, upvc double glazed window to rear elevation.













UTILITY ROOM
12'2 x 5'8 max (3.71m x 1.73m max)
Built in storage cupboard, laminated worksurface, tiled splashback, built in washing machine, LVT flooring, fully tiled walls, gas combination boiler, upvc double glazed window to side elevation.

STUDY/FAMILY ROOM
12'2 x 10'4 (3.71m x 3.15m)
Single radiator, LVT flooring, coved ceiling with downlighters, upvc double glazed window to front elevation overlooking the surrounding area.

From the entrance hallway stairs lead to the first floor.

LANDING
Upvc double glazed window to front elevation.

BEDROOM 1
14'4 x 13' (4.37m x 3.96m)
Built in wardrobes and chest of drawers, picture rail, double radiator, tv point, upvc double glazed windows to front and both side elevations, through to:

EN-SUITE SHOWER ROOM
10'8 x 3'7 max (3.25m x 1.09m max)
Walk in shower enclosure and unit, low level w.c., pedestal wash hand basin with a mixer tap, chrome heated towel rail, fully tiled walls, tiled floor, downlighters, extractor fan, upvc double glazed window to side elevation.

BEDROOM 2
16'7 x 12' 6 max (5.05m x 3.66m 1.83m max)
Single radiator, upvc double glazed bow window to front elevation.

BEDROOM 3
13'4 x 8'3 (4.06m x 2.51m)
Single radiator, access to loft space via a pull down ladder, upvc double glazed window to side elevation overlooking the garden.

BEDROOM 4
9'7 x 9'4 (2.92m x 2.84m)
Single radiator, upvc double glazed window to rear elevation.

BEDROOM 5
9'9 x 5'6 (2.97m x 1.68m)
Single radiator, upvc double glazed window to rear elevation.

FAMILY BATHROOM
9'7 x 8'4 (2.92m x 2.54m)
White suite comprising bath with a mixer tap and showerhead attachment, corner shower enclosure and unit, single bowl sink unit with a mixer tap and drawer below, low level w.c., chrome heated towel rail, tiled floor, partially tiled walls, downlighters, extractor fan, upvc double glazed window to rear elevation.

OUTSIDE
To the front there is a tarmacadam driveway providing off road parking for four/five vehicles leading to a gated access onto further gravelled off road parking suitable for a caravan or campervans.

To the side there are landscaped gardens with a paved patio, lawned area and palm trees.

To the rear there is a raised composite deck with raised flower borders, plants, bushes and wooden built sheds.

SERVICES
Mains water, electricity, gas and drainage.

WATER RATES
To be advised.

MOBILE PHONE COVERAGE/BROADBAND AVAILABILITY
It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.









LOCAL AUTHORITY
Council Tax Band: F
Tewkesbury Borough Council, Council Offices, Gloucester Road, Tewkesbury, Gloucestershire. GL20 5TT.

TENURE
Freehold.

VIEWING
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS
From the Tewkesbury Road, Longford proceed pass the Longford Inn and at the roundabout take the 2nd exit off into Tewkesbury turning right where signposted Longford Lane where the property can be located.

PROPERTY SURVEYS
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).







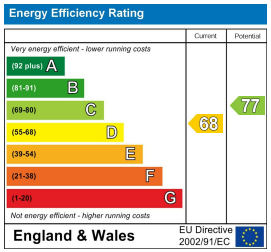
GROUND FLOOR

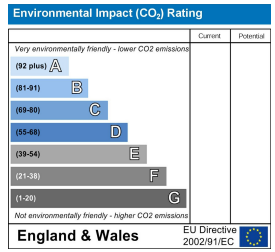


1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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