



R B WALTERS
ESTATE AGENTS



R B WALTERS
ESTATE AGENTS

*Innsworth Lane, Longlevens, Gloucester,
Gloucestershire, GL2 0DH.*

£525,000

With a two storey extension to the rear this beautifully presented property offers 3 double bedrooms, superb living space and scope to create separate living accommodation or home working studio subject to any required permissions and consents.

In a highly sought after location, well set back from the road, this detached home is convenient for the local Longlevens junior and infants schools and is on a bus route to the senior schools of Churchdown and Chosen Hill. Sir Thomas Rich's Grammar school is about a little over a mile away and Kings private school can be reached in about 10 minutes.

The spacious accommodation is beautifully presented throughout and the ground floor, which has a lovely open plan feel, has two sitting rooms and a dining room as well as good size kitchen and cloakroom. Upstairs there are three double bedrooms with the master bedroom having double shower and wash hand basin and there is also a family bathroom.

Outside there is ample parking for numerous vehicles to the front and this extends to the rear where there is a detached garage with utility room and this could make an ideal workshop or could be converted into a home office/studio or separate living accommodation for an elderly relative or older dependent. The rear garden is mainly laid to lawn and there is a wonderful decked seating area which is perfect for entertaining.

Services

Mains Gas Central Heating, Mains Electric, Mains Water, Mains Drainage, Broadband Available

Entrance Hall

Cloakroom

Living Room

11' 11" x 11' 5" (3.63m x 3.48m)

Sitting Room

13' 5" x 10' 4" (4.09m x 3.15m)

Sunroom

16' 0" x 10' 10" (4.87m x 3.30m)

Kitchen

16' 1" x 9' 8" (4.90m x 2.94m)

First Floor Landing

Bedroom

16' 3" x 9' 10" (4.95m x 2.99m)





Bedroom
13' 1" x 11' 1" (3.98m x 3.38m)

Bedroom
14' 8" x 8' 11" (4.47m x 2.72m)

Bathroom
8' 2" x 7' 3" (2.49m x 2.21m)

Laundry Room
6' 0" x 4' 3" (1.83m x 1.29m)

Outside

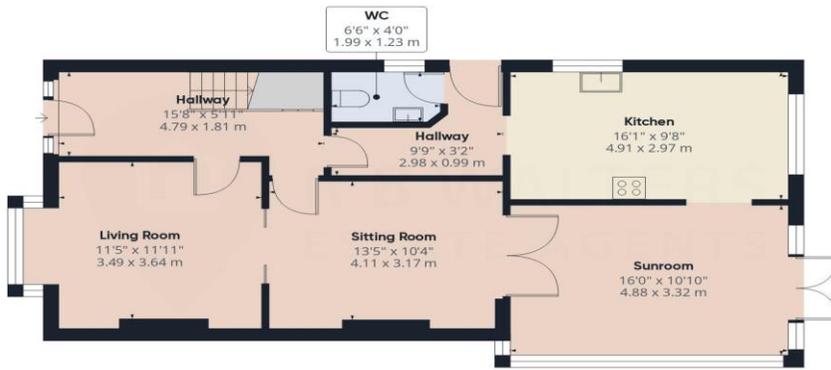
Driveway Parking for Numerous Vehicles

Detached Garage
14' 8" x 11' 4" (4.47m x 3.45m)

Utility Room
11' 0" x 6' 10" (3.35m x 2.08m)



Rear Garden



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1669 ft²
155.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360