



Ellis Drive, Longford GL2 9FJ
£510,000



Ellis Drive, Longford GL2 9FJ

• No onward chain • Four double bedroom modern family home • Spacious ground floor living accommodation • Large wrap around private rear garden • Double garage with off-road parking in front • Situated within the popular residential area of Longford • EPC rating B85 • Tewkesbury Borough Council - Tax Band F (£2,880.46 per annum)



Unit C Barge Arm East, Gloucester Docks, GL1 2DQ

£510,000

01452 398010
docks@naylorpowell.com
www.naylorpowell.com

Entrance Hallway

Spacious hallway provides access to the lounge, study, downstairs w.c, kitchen diner and to a built-in storage cupboard as well as the stairs leading to the first floor.

Kitchen / Diner

The open plan room provides a convenient space for a dining area with bay window overlooking the front aspect. The kitchen area itself boasts ample worktop and storage space with central island along with an array of integrated appliances to include fridge, freezer, six ring gas hob, double electric ovens and dishwasher. French doors provide access to the rear garden whilst access is also provided to the utility room.

Utility Room

The utility room comprises of additional worktop space with plumbing for a washing machine and tumble dryer below. Door provides additional access to the rear garden.

Lounge

The spacious lounge from a window overlooking the rear aspect and bay window to the side aspect. A second set of French doors provide further access to the garden itself.

Study

Generous size room creating an ideal home office space with window overlooking the front aspect.

Downstairs W.C

cloakroom comprising of w.c, wash hand basin and window with frosted glass facing to the side aspect.

Landing

Light and airy landing area benefits from a built-in airing cupboard whilst providing access to all four bedrooms, family bathroom and to the loft above.

Bedroom One

Double with built-in double wardrobes and windows overlooking the side aspect and the rear garden. Access is also provided to an en-suite shower room.

En-Suite

Modern white suite shower room comprising of w.c, wash hand basin, heated

towel rail, walk-in shower cubicle and window with frosted glass overlooking the rear aspect.

Bedroom Two

Double bedroom with windows facing to the front and side aspects as well as access to a built-in wardrobe.

Bedroom Three

Double bedroom with window overlooking the front aspect.

Bedroom Four

Double bedroom with window overlooking the rear aspect offering far reaching Countryside views behind.

Bathroom

Modern white suite family bathroom comprising of w.c, wash hand basin, heated towel rail, shower cubicle, bath with shower attachment from the tap and window with frosted glass overlooking the front aspect.

Outside

Spacious in size, the rear garden is enclosed with walled borders creating a private space. A patio area from the kitchen and lounge offers a convenient seating area overlooking the wrap around lawns. The garden continues round to the side of the property where access to the double garage is provided by personal use door to the rear whilst gated access opens up to the front of the property. Driveway in front of the garage offers off-road parking for two vehicles with two up and over doors opening to the garage itself with power and lighting inside.

Location

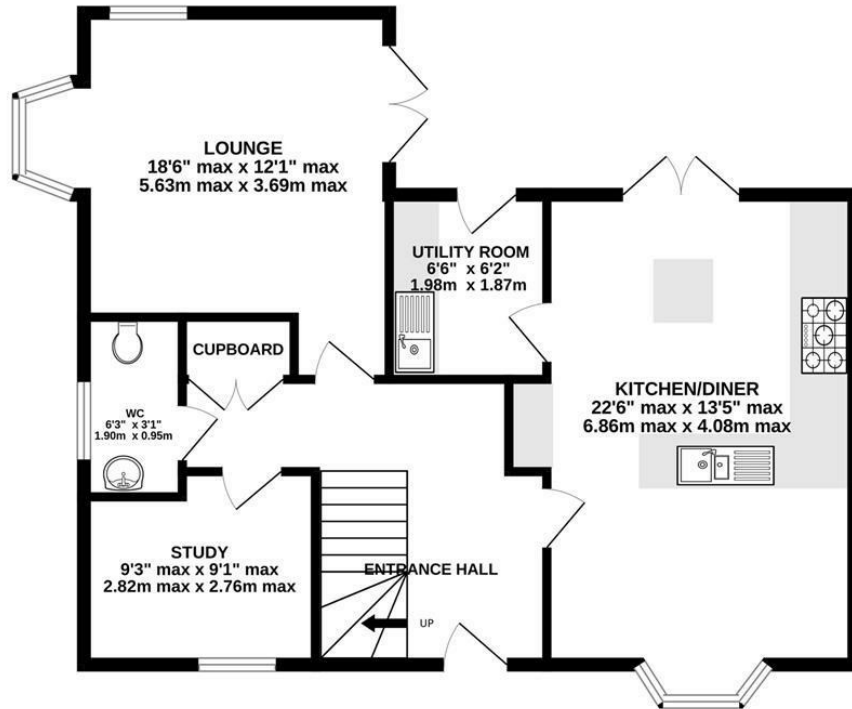
The popular residential setting of Longford is located a mile from the City Centre and a mile and a half from the popular Gloucester Quays development. With a direct line to London Paddington located at the Gloucester Station and accessible routes to both Cheltenham, Bristol and other major cities, the property would be favoured by a working professional. Schools, eateries and suitable transport links for commuters compliment the area in addition to various recreational grounds and dog walking routes.

Local Authority, Services & Tenure

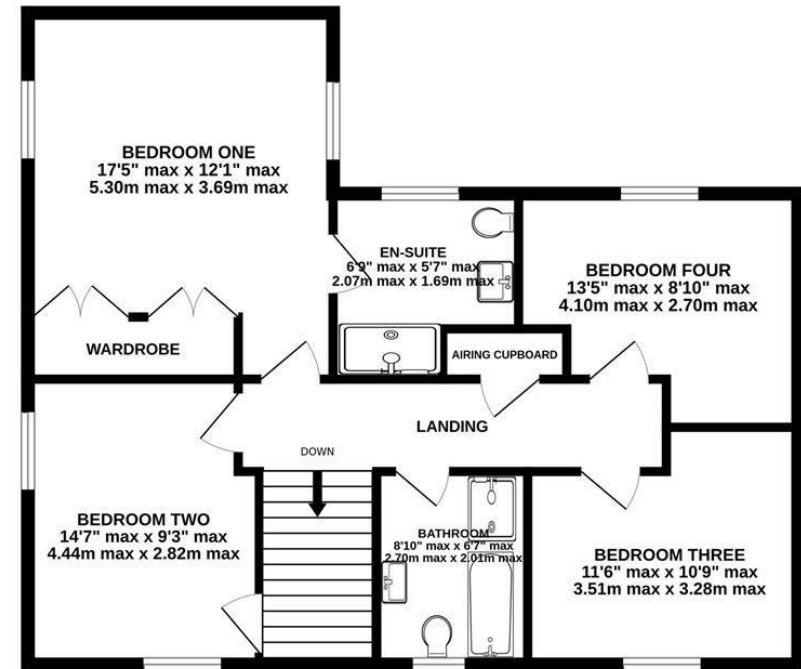
Tewkesbury Borough Council - Tax Band F (£2,880.46 per annum).
Mains water, drainage, electric and gas are connected to the property.
Freehold.



GROUND FLOOR
771 sq.ft. (71.6 sq.m.) approx.



1ST FLOOR
754 sq.ft. (70.0 sq.m.) approx.



TOTAL FLOOR AREA : 1525 sq.ft. (141.6 sq.m.) approx.

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.
Made with Metropix ©2023

Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

