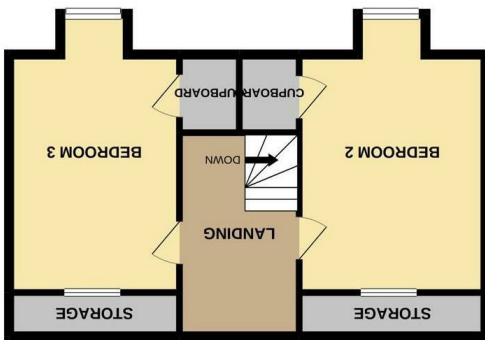
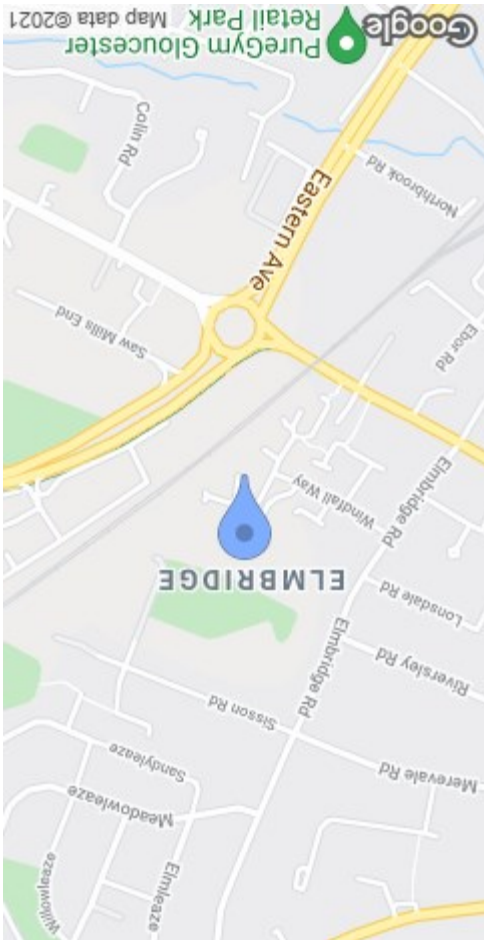


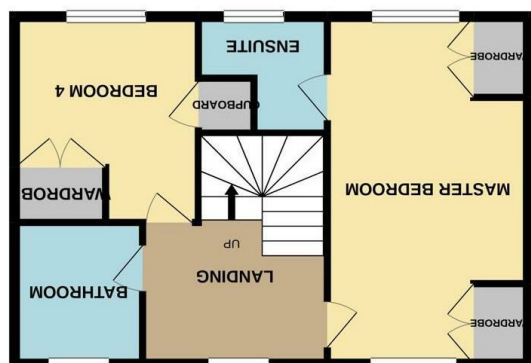


MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
<p>Energy Efficiency Rating: 76</p>	<p>Environmental Impact (CO₂) Rating: 83</p>



2ND FLOOR



1ST FLOOR



GROUND FLOOR



24 Windfall Way
 Longlevens, Gloucester GL2 0RP

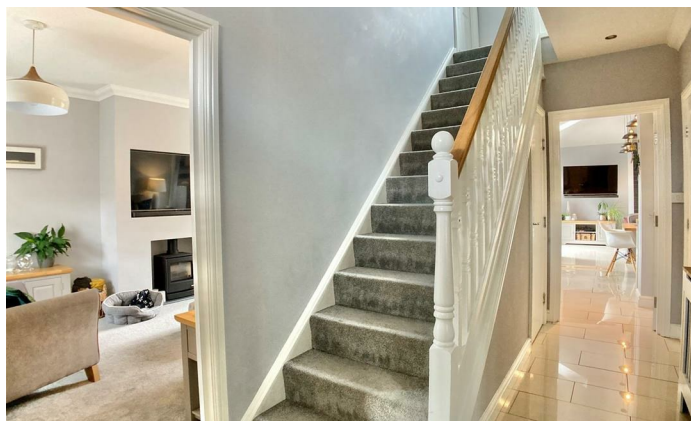
£475,000

The current owner has spent time and money to create this unique home that stands out against its peers.

Park on the ample driveway, once over the threshold the scene is set for you to enjoy and explore your next home. To your left is a through lounge benefiting from French doors, fireplace and built in tv to catch up on the latest box set. To your right is a sizable study or playroom depending on your lifestyle, with the best still to come. Across the back opening up to the garden is a WOW FACTOR fitted kitchen/diner/family room that comes complete with vaulted ceilings, wood burning stove, French doors and built in coffee machine perfect for practicing your barista skills on.

Moving upstairs the two upper floors boast four double bedrooms all with built in wardrobes and high ceilings giving a true feeling of space, serviced by a modern family bathroom and modern en-suite shower room to the master bedroom.

Outside the home is completed by ample driveway parking that leads to a detached double garage currently converted into an office with double glazed French doors leading out to a landscaped low maintenance garden to relax in at the end of your busy day.



Longlevens has excellent Junior, Primary and Secondary Schools close by, doctors and dental surgeries, a post office and other local shops. A public transport service provides ease of access to and from Gloucester City Centre where a further range of amenities can be found.

Door leads into:

ENTRANCE HALL

CLOAKROOM

LOUNGE

18'6 x 11' (5.64m x 3.35m)

STUDY/PLAY ROOM

10' x 9'4 (3.05m x 2.84m)

KITCHEN/DINER/FAMILY ROOM

24' x 17' (7.32m x 5.18m)

UTILITY ROOM

From the entrance hall stairs lead to the first floor.

LANDING

MASTER BEDROOM

19' x 11' (5.79m x 3.35m)

EN-SUITE SHOWER ROOM

BEDROOM 4

11'3 x 10' (3.43m x 3.05m)

BATHROOM

7' x 7' (2.13m x 2.13m)

From the landing stairs lead to the second floor.

LANDING

BEDROOM 2

14' x 11' (4.27m x 3.35m)

BEDROOM 3

14' x 10' (4.27m x 3.05m)

DOUBLE GARAGE

18' x 17' (5.49m x 5.18m)

OFF ROAD PARKING

GARDEN

SERVICES

Mains water, electricity, gas and drainage.

WATER RATES

To be advised.

LOCAL AUTHORITY

Council Tax Band: E

Gloucester City Council, Herbert Warehouse, The Docks, Gloucester GL1 2EQ.

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 - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

PROPERTY SURVEYS

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

