

## 29 Chamwells Walk, Gloucester, GL2 9JA

Offers Over £450,000

Nestled in the tranquil cul-de-sac of Chamwells Walk in Longlevens, Gloucester, this impressive perfectly presented detached family home offers a perfect blend of modern living and comfort. Commanding a desirable corner plot, the property boasts four well-proportioned bedrooms, making it an ideal choice for families seeking space and convenience.

Upon entering, you are greeted by a spacious entrance hall that in turn leads into an inviting lounge that overlooks the beautifully maintained garden, creating a seamless connection between indoor and outdoor living. The large French doors allow natural light to flood the room, enhancing the warm and welcoming atmosphere.

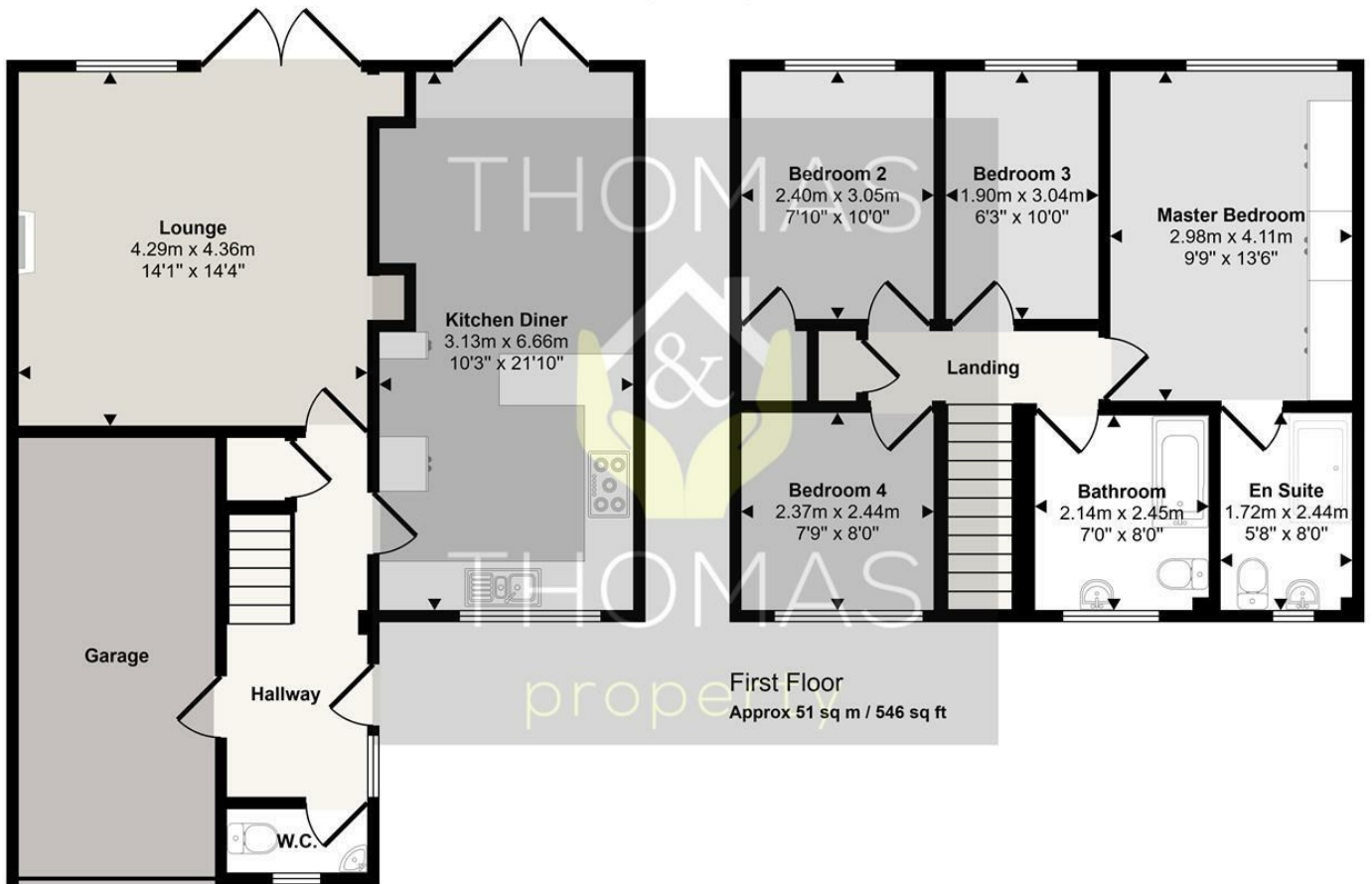
The heart of the home is undoubtedly the re-modelled open plan kitchen diner, which is fully fitted with contemporary appliances and designed for both functionality and style. This double-aspect space is perfect for family gatherings and entertaining guests, providing a delightful area to enjoy meals together.

The property features a well-appointed family bathroom, including an ensuite for the master bedroom & down stairs cloakroom, ensuring that family life runs smoothly. Additional highlights include driveway parking and a garage with personnel door, offering ample space for vehicles and storage.

This modern family home is not only a sanctuary of comfort but also conveniently located near local amenities, schools, and parks, making it an excellent choice for those looking to settle in a friendly community. With its appealing features and prime location, this property is sure to attract interest from discerning buyers. Don't miss the opportunity to make this charming house your new home.

- Detached family home tucked away down a small Cul-De-Sac
- Four family sized bedrooms serviced by an en-suite, family bathroom & cloakroom.
- Re-modelled open plan fully fitted double aspect kitchen diner.
- Large lounge overlooking and leading out onto the mature garden
- Driveway parking leading to a garage with personnel door.
- Mature manicured well stock gardens

Approx Gross Internal Area  
115 sq m / 1241 sq ft



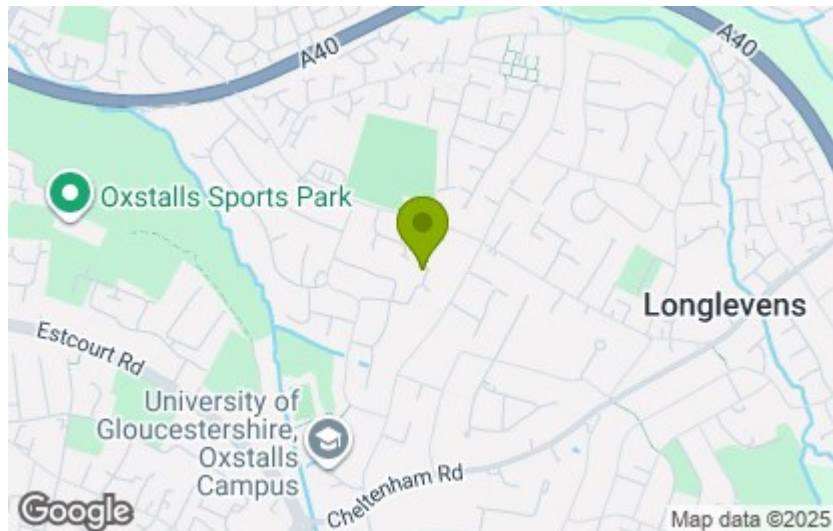
## Ground Floor

Approx 64 sq m / 694 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	69	75
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



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