



116 Oxstalls Drive, Longlevens, Gloucester
GL2 9DE - £545,000

Farr & Farr Sales & Lettings

116 Oxstalls Drive

Longlevens, Gloucester, GL2 9DE

QUITE EXCEPTIONAL, COMPLETELY REBUILT AND SIGNIFICANTLY EXTENDED SEMI DETACHED BUNGALOW BACKING ONTO PLOCK COURT

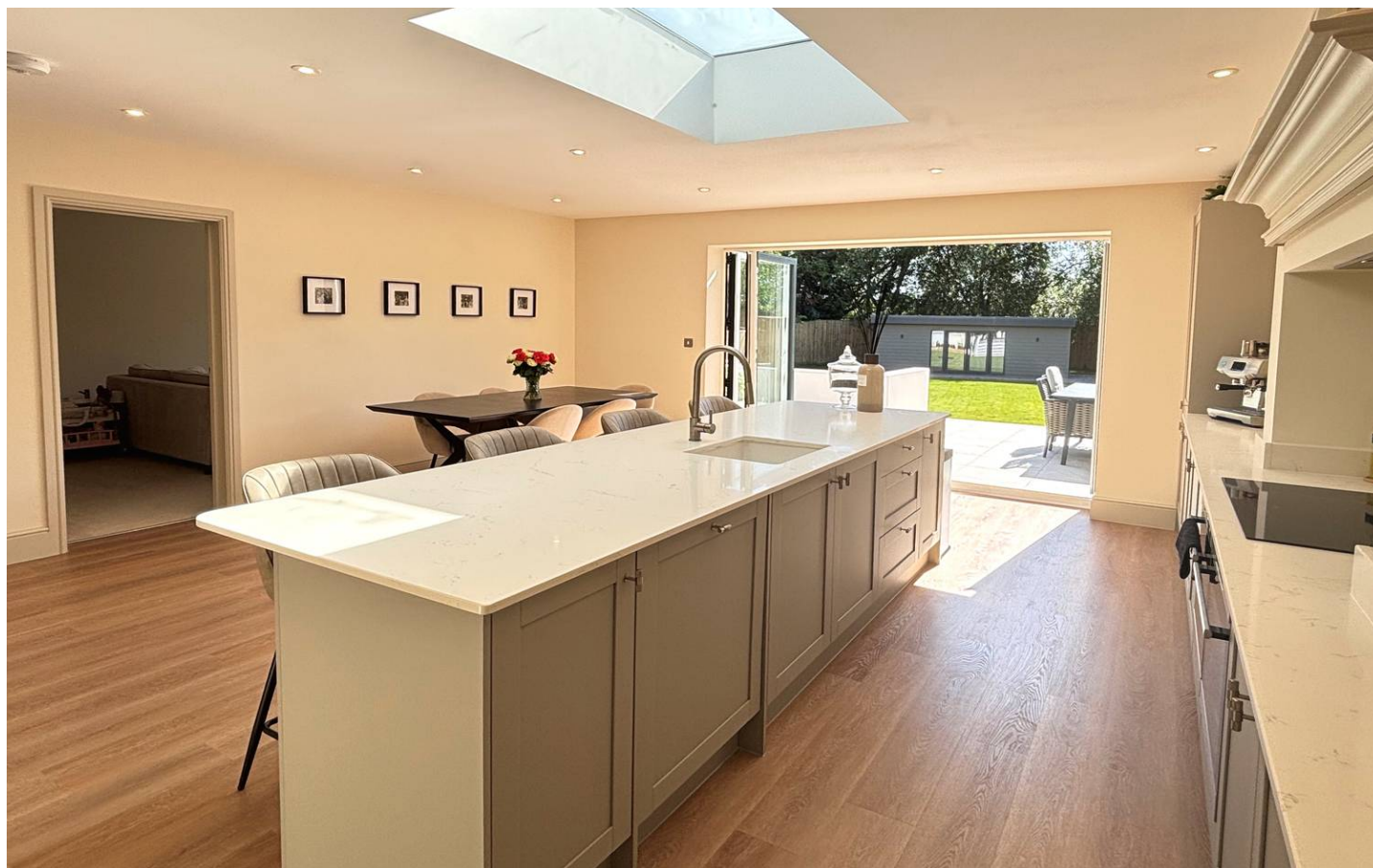
Number 116 is situated on the South side of Oxstalls Drive in a truly enviable position backing South West and adjoining Plock Court. Local bus services are on the doorstep, good local shopping is very close by, Gloucester city centre is 1 mile to the West and access to Cheltenham and the M5 is only a short drive.

The property has been rebuilt and significantly extended over the last 18 months by the current owners to very high standards and now offers truly exceptional accommodation that could easily suit a family. Internally it is beautifully laid out with superb accommodation. All four bedrooms are doubles, the master having its own walk-in closet and ensuite shower room. There is a large family bathroom with both bath and double shower and to the rear of the property, both the sitting room and 20' x 18' kitchen/ diner enjoys the South-West aspect of the very private gardens.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C





ENTRANCE PORCH

UPVC double glazed front door with matching side slips to:-

ENTRANCE HALL

High-quality flooring. Two double cupboards with hanging and shelving with central seat. Radiator. Inset ceiling spotlights. Arch to:-

INNER HALL

Access to loft. Ceiling spotlights. Radiator. Wall thermostat and double doors to:-

OPEN PLAN KITCHEN/DINING/FAMILY ROOM

20' 0" x 17' 10" (6.10m x 5.44m)

Beautifully and newly refurbished with worktops with inset Belfast sink and contemporary mixer tap set into an island unit with cupboards and drawers below. Built-in washing machine and pan drawers with breakfast bar to the other side. Range of wall and upright units with cupboards and AEG double ovens with four ring ring induction hob and concealed cooker hood. Built-in larder fridge and freezer. Inset ceiling spotlights. Radiator. High-quality laminate flooring. Triple bifold doors to South Westerly backing terrace and the garden.

SITTING ROOM

18' 10" x 10' 5" (5.74m x 3.17m)

Inset ceiling spotlights. Radiator. Large window with views of the garden. Wall mounted TV point.

UTILITY ROOM

10' 3" x 6' 6" (3.12m x 1.98m)

With sink and contemporary mixer taps with cupboards below. Plumbing for washing machine and space for dryer. Cupboard housing ideal gas fired central heating boiler. Radiator. High-quality flooring. Inset ceiling spotlights. UPVC double glazed door to side.





MASTER SUITE

18' 0" x 10' 6" (5.49m x 3.20m)

Double radiator. Inset ceiling spotlights. Two wall light points.

DRESSING ROOM

13' 2" x 4' 10" (4.01m x 1.47m)

Central wardrobe cupboards. Low-level drawers and shelving with hanging space above. Inset ceiling spotlights.

ENSUITE SHOWER ROOM

Fully tiled walls with large walk in double shower with stainless steel double headed controls and glazed sliding door. Vanity unit with cupboard below and wash hand basin. Low level WC with concealed cistern. Heated towel rail/radiator. Automatic back lit wall mirror and stainless steel extractor fan. Inset ceiling spotlights.

BEDROOM 2

15' 1" x 9' 10" (4.60m x 3.00m)

Two windows. Inset ceiling spotlights. Radiator.

BEDROOM 3

16' 0" x 7' 5" (4.88m x 2.26m)

Radiator. Wall mounted TV point. Inset ceiling spotlights.

BEDROOM 4

12' 8" x 8' 1" (3.86m x 2.46m)

Inset ceiling spotlights. Radiator.

BATHROOM/SHOWER ROOM

13' 7" x 6' 6" (4.14m x 1.98m)

Fully tiled walls with matching tiled floor. Panelled bath with mixer tap and shower attachment. Vanity unit with wash hand basin and cupboard below. Low-level WC with concealed cistern. Separate walk-in double shower unit with black double headed shower controls, glazed screen and insect ceiling spot lights. Extractor fan. Back lit automatic mirrored light.



FRONT GARDEN

Front gardens predominantly laid to gravel. Parking with room for three cars.

REAR GARDEN

Gated side access with gravel path. Rear gardens, South Westerly backing and adjoining Plock Court with large area of paved terrace with walls surround and gentle steps to good area of lawns. All enclosed by close boarded fencing. Outside lighting. Power and tap. SUMMERHOUSE/HOME OFFICE 24'3 x 17'4. Multiple power points. Own consumer unit. Inset ceiling spotlights. Water supply to the side and double glazed double French doors to gravel terrace to the front with its own outside lighting and storage area to the rear.

DRIVEWAY

3 Parking Spaces



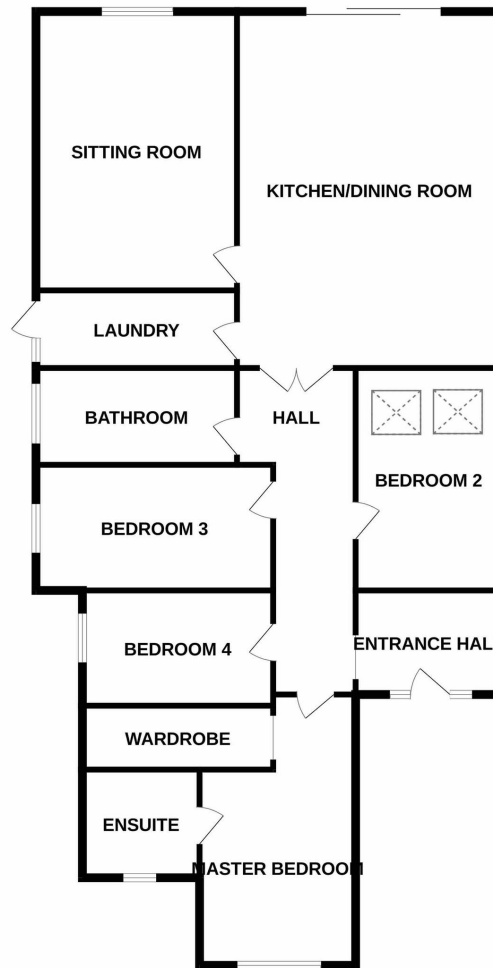








GROUND FLOOR



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