



## 91 Oxstalls Lane

Longlevens, GL2 9HR

**£525,000**



Murdock & Wasley Estate Agents are delighted to present this exceptional five bedroom semi-detached home, ideally positioned in the heart of Longlevens on the highly sought-after Oxstalls Lane. Perfectly placed for access to excellent local amenities and top-performing schools, the property offers the perfect blend of convenience and contemporary family living.

Arranged over three floors, the home provides generous and versatile accommodation throughout, featuring a beautifully appointed open plan kitchen/diner/living area that creates a functional space for everyday living and entertaining. A separate lounge adds further flexibility, complemented by a utility room and cloakroom.

Externally, the property boasts a large enclosed rear garden with a swimming pool and plenty of space for outdoor enjoyment. To the front, a spacious driveway offers off-road parking, completing this superb family home.





### Entrance Porch

Accessed via upvc double glazed door, original parquet flooring, front and side aspect upvc double glazed window. Door to:

### Hallway

Power points, radiator, stairs to first floor landing, understairs storage cupboard, dado rail, coving, side aspect upvc double glazed window. Opening to:

### Lounge

Power points, two radiators, feature fireplace, picture rail, front aspect upvc double glazed bay window.

### Hallway

Power points, exposed wooden beams, door to storage cupboard, karndean flooring paired with underfloor heating side aspect upvc double glazed door. Door to:

### Cloakroom

Low level wc, wall mounted wash hand basin with separate taps over and tiled splashback, radiator, laminate flooring.

### Kitchen/Diner/Living Area

Range of base, drawer and wall mounted units, laminate worksurfaces, one and a half bowl sink unit with boiling water tap over. Appliance points, power points, eye level double oven, five ring induction hob with extractor hood over, integral fridge/freezer, space for dishwasher and dining table and chairs. Karndean flooring paired with underfloor heating, inset ceiling spotlights, side and rear aspect upvc double glazed windows and rear aspect upvc bi-folding doors leading to the garden.

### Utility

Base and wall units, laminate worksurfaces, single sink unit with mixer tap over, power points, space for washing machine and tumble dryer, partly tiled walls, laminate flooring.

### First Floor Landing

Power points, radiator, mirrored fitted wardrobes, stairs to second floor landing, side aspect upvc double glazed window. Doors lead off:

### Bedroom One

Power points, radiator, pedestal wash hand basin with separate taps over, tiled splashback, front aspect upvc double glazed bay window.

### Bedroom Two

Tv point, power points, door to walk-in wardrobe, radiator, picture rail, rear aspect upvc double glazed window.

### Bedroom Three

Power points, radiator, rear aspect upvc double glazed window.

### Bathroom

Suite comprising panelled bath with mixer tap over, step in shower with shower off the mains over, low level wc, wall mounted wash hand basin with mixer tap over. Fully tiled walls, heated towel rail, door to airing cupboard, tiled flooring paired with underfloor heating, front aspect upvc double glazed window.

### Second Floor Landing

Power points, velux rooflights. Doors lead off:

### Bedroom Four

Power points, eaves storage, side aspect upvc double glazed window.

### Bedroom Five

Power points, radiator, eaves storage, velux rooflight.

### Outside

The property benefits from a generous driveway providing off-road parking, complemented by an area with bark and a mature tree to the front. A car port offers additional covered parking or storage space, while established hedging and shrubs provide privacy.

The rear garden offers an excellent space for outdoor enjoyment and entertaining. A block-paved patio area provides plenty of room for seating and dining, leading to a swimming pool at the centre of the garden, which benefits from a new pump. To one side, a covered pergola offers a sheltered spot to relax or entertain throughout the seasons. Beyond the patio, the garden extends to a generous, flat laid lawn enclosed by fencing, creating an ideal space for outdoor activities or additional seating. Additionally, there is an outdoor tap and side access to the car port, which is fitted with power and lighting.

### Tenure

Freehold.

### Services

Mains water, gas, electricity & drainage.

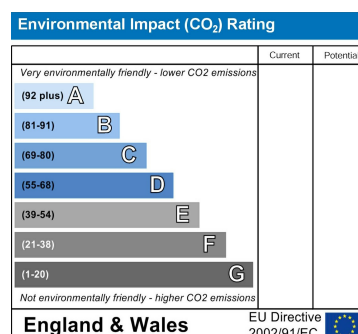
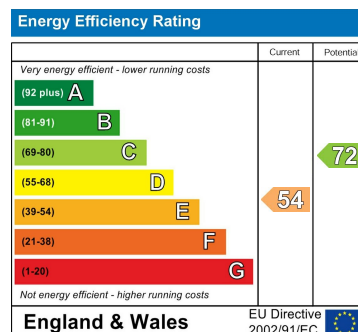
### Local Authority

Gloucester City Council.

Council Tax Band: E

### Awaiting Vendor Approval

These details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



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To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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