



## 1a Nine Elms Road Longlevens, Gloucester, GL2 0HA

**£475,000**



Murdock and Wasley Estate Agents are delighted to present this newly built four bedroom detached family home, situated in a highly sought-after location. Offering easy access to top-performing schools, local amenities, and excellent transport links, this property is available with no onward chain.

Finished to an exceptional standard throughout, the home boasts spacious living accommodation, including a stunning open plan kitchen/ dining area, a separate lounge, and a utility room. Upstairs, there are four double bedrooms, with the master suite featuring a dressing room and en-suite. The second bedroom also benefits from its own en-suite, while a stylish family bathroom serves the remaining bedrooms.

Externally, the property features an enclosed rear garden and a driveway to the front, complete with an EV charging port.



### Entrance Hall

Accessed via composite door, power points, inset ceiling spotlights. Door to:

### Hallway

Power points, radiator, stairs to first floor landing, under stairs storage cupboard. Doors lead off:

### Cloakroom

Low level wc, wall mounted wash hand basin with mixer tap, heated towel rail, tiled flooring, inset ceiling spotlights, front aspect upvc frosted double glazed window.

### Lounge

tv point, power points, radiator, front aspect upvc double glazed bay window, rear aspect upvc double glazed bi-folding door leading to the garden.

### Dining Area

Power points, radiator, front aspect upvc double glazed bay window, space for dining table and chairs.

### Kitchen

Range of base, drawer and wall mounted units, Quartz worksurfaces, one and a half bowl sink unit with mixer tap over. Appliance points, power points, eye level double oven/girl, four ring hob with extractor hood over, integral fridge/freezer and dishwasher. Island with Quartz worksurface and storage below, radiator, inset ceiling spotlights, side aspect upvc double glazed bi-folding door leading to the garden.

### Utility

Base and wall mounted units, Quartz worksurfaces, sink unit with mixer tap over. Power points, space for appliances, heated towel rail, Worcester Combination Boiler, tiled flooring, side aspect upvc frosted double glazed door leading to the side of the property.

### Landing

Power points, radiator, access to loft space, rear aspect upvc double glazed window. Doors lead off:

### Bedroom One

tv point, power points, radiator, front aspect upvc double glazed bay window. Door to:

### Dressing Room

Fitted wardrobe, inset ceiling spotlights, rear aspect upvc double glazed window. Door to:

### En-Suite

Suite comprising double step in shower cubicle with shower off the mains over, low level wc, vanity wash hand basin with storage below. Partly tiled walls, shaver point, heated towel rail, inset ceiling spotlights, rear aspect upvc double glazed window.

### Bedroom Two

Power points, radiator, side aspect upvc double glazed window, Door to:

### En-Suite

Suite comprising double step in shower cubicle with shower off the mains over, low level wc, vanity wash hand basin with storage below. Partly tiled walls, shaver point, heated towel rail, inset ceiling spotlights, side aspect upvc frosted double glazed window.

### Bedroom Three

Power points, radiator, front aspect upvc double glazed bay window.

### Bedroom Four

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

### Bathroom

Suite comprising panelled bath with shower off the mains over, low level wc, vanity wash hand basin with storage below. Partly tiled walls, shaver point, heated towel rail, inset ceiling spotlights.

### Outside

At the front of the property, a generous block-paved driveway offers off road parking for two vehicles, complemented by a neatly arranged gravelled lawn. A paved pathway leads to a set of steps, guiding you up to the porch and front door. Additionally, there is an EV charging point.

A paved pathway runs along either side of the property, bordered by neatly arranged gravel, providing seamless access to the rear.

To the rear of the property, you'll find an enclosed garden with a modern patio, elevated above the surrounding pathways. Brick steps border the patio, while wooden fencing and a gravel pathway along the edge provide both privacy and a clean, finished look.

### Tenure

Freehold

### Local Authority

Gloucester City Council  
Council Tax Band: tbc

### Services

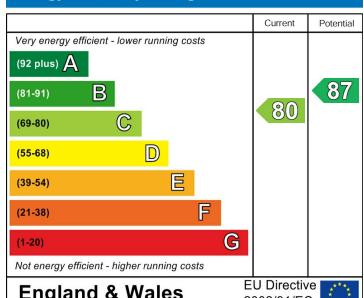
Mains water, gas, electricity and drainage.

### Awaiting Vendor Approval

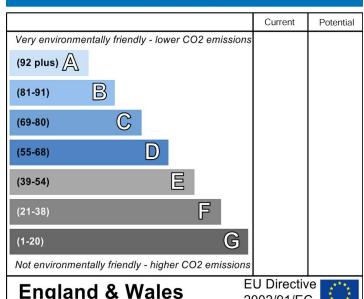
Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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

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