



15 Innsworth Lane

Longlevens Gloucester, GL2 0DG

£450,000



Murdock & Wasley Estate Agents are delighted to present to the open market this extended and beautifully presented three-bedroom semi-detached family home, ideally positioned within a highly sought-after location close to top-achieving schools and a wide range of local amenities.

The property offers thoughtfully designed and versatile living accommodation, featuring a stylish open-plan kitchen/living area to the ground floor, complemented by a utility room and cloakroom, alongside a separate lounge, creating an ideal layout for modern family life and entertaining.

To the first floor are two well-proportioned double bedrooms, both served by a contemporary four-piece family bathroom. The second floor is dedicated to an impressive master bedroom, benefiting from an en-suite shower room and generous wardrobe space.

Externally, the property provides ample off-road parking and a garage. To the rear is a stunning south-westerly facing garden, boasting a generous lawn and a dedicated children's play area, perfect for families and outdoor enjoyment.



Entrance Hall

Accessed via upvc double glazed door, power points, radiator, stairs to first floor landing, under stairs storage cupboard, LVT flooring. Doors lead off:

Open Plan Kitchen/ Diner/ Living Area

Range of base, wall and drawer mounted units, Quartz worksurfaces, Belfast sink with mixer tap over. Appliance points, power points, Range Cooker with extractor hood over, integral dishwasher and fridge/ freezer. Space for dining table, LVT flooring, feature open fireplace with exposed brick and wooden mantle, bespoke wall cabinets, wall panelling, two wall mounted radiators, inset ceiling spotlights, rear aspect aluminium double glazed bi-folding doors with magnetic blinds.

Utility

Base and wall mounted units, laminate worksurfaces, stainless steel sink unit with a mixer tap over. Appliance points, power points, space for washing machine and tumble dryer, LVT flooring, inset ceiling spotlights, side aspect upvc double glazed window.

Cloakroom

Low level wc, vanity wash hand basin with mixer tap over and storage below. Radiator, LVT flooring, wall panelling, inset ceiling spotlights, side aspect upvc double glazed window.

Lounge

Tv point, power points, radiator, feature open fireplace with stone hearth and electric fire inset, bespoke window seat, front aspect upvc double glazed bay window.

Landing

Power points, radiator, front and side aspect upvc double glazed windows. Doors lead off:

Bedroom Two

Power points, radiator, built in wardrobes with mirror fronted doors, rear aspect upvc double glazed window.

Bedroom Three

Tv point, power points, radiator, built in wardrobes, wall panelling, front aspect upvc double glazed window.

Bathroom

Suite comprising roll claw bath, step in shower cubicle with shower off the mains, low level wc, vanity wash hand basin with mixer tap over and storage below. Heated towel rail, sensor mirror, partly tiled walls, vinyl flooring, inset ceiling spotlights, rear aspect upvc double glazed window.

Landing

Door to:

Master Bedroom

Power points, radiator, built in wardrobes, eaves storage, wall lights, two Velux roof lights. Opening to:

En-Suite

Suite comprising step in shower cubicle with shower off the mains, low level wc, vanity wash hand basin with mixer tap over and storage below. Heated towel rail, partly tiled walls, vinyl flooring, inset ceiling spotlights, Velux roof light.

Outside

To the front of the property is a spacious gravelled driveway providing off-road parking for four to five vehicles, complemented by raised borders and enclosed by attractive low-level walling.

Wooden gates offer convenient side access to the garage and further parking. The garage is fitted with an up-and-over door and benefits from power, lighting and a side-aspect double-glazed window. To the rear of the garage, a UPVC double-glazed door leads into a useful home office, complete with power, lighting, an electric radiator and a side-aspect UPVC double-glazed window.

To the rear of the property is a beautifully maintained south-westerly facing garden, enjoying an excellent degree of natural sunlight throughout the day and into the evening. The garden boasts a newly laid porcelain patio, providing an ideal space for outdoor dining and entertaining.

Beyond the patio lies a generous, flat lawn offering ample space for both relaxation and recreation. A thoughtfully designed children's play area is incorporated, complete with play apparatus, bark flooring for safety, and a built-in trampoline, creating a fantastic family-friendly environment while still retaining an attractive and well-balanced garden layout.

Tenure

Freehold

Services

Mains water, gas, electricity and drainage.

Local Authority

Gloucester City Council
Council Tax Band: C

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.



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		
	62	79
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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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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