

98 Brionne Way, Longlevens, Gloucester

GL2 0TN - £500,000

Farr & Farr Sales & Lettings

98 Brionne Way

Longlevens, Gloucester

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D-67

AN EXCEPTIONAL MODERN DETACHED FAMILY HOME THAT HAS BEEN SIGNIFICANTLY AND CLEVERLY EXTENDED TO OFFER WONDERFUL FAMILY ACCOMMODATION

Number 98 is situated in a popular residential area approximately 2 miles to the North East of Gloucester city centre. Good local shopping and excellent schools are close by and access to Cheltenham and the M5 is only a very short drive.

The property has been significantly extended and beautifully maintained over many years in the current ownership and offers quite delightful well planned family accommodation. Internally the extension to the side of the property contains a wonderful master bedroom with its own large ensuite shower room in a wet style. There are four further bedrooms of which three of them are doubles and a well fitted bathroom. To the ground floor there is a through living room which adjoins a large conservatory, a good size dining room and well fitted kitchen with utility room. It is heated by gas, has double glazing throughout and to the exterior a large light resin drive with ample parking and turning areas, a detached double garage with electric roller door and landscape gardens to the rear that are very private and well laid out.













ENTRANCE HALL
UPVC double glazed front door. Side window. Boxed radiator. Staircase to landing with understairs cupboard.

CLOAKROOM
Low-level WC with concealed cistern. Corner wash hand basin with tiled splashback. Tiled floor. Extractor fan.

SITTING ROOM
20' 7" x 11' 6" (6.27m x 3.50m)
Hole in the wall style fireplace with tiled hearth. Double radiator. TV point. Two wall light points. Large window to the front. UPVC double glazed sliding patio doors.

CONSERVATORY
14' 7" x 11' 2" (4.45m x 3.40m)
Tiled floor. Ceiling fan. Double UPVC double glazed French doors to terrace and garden.

DINING ROOM
12' 3" x 8' 4" (3.73m x 2.54m)
Radiator.

KITCHEN
12' 7" x 8' 3" (3.84m x 2.52m)
Comprehensively fitted with double bowl single drainer stainless steel sink unit set into worktops. Part Beech worktops, cupboards and drawers below. Shelved larder cupboard. Space for gas hob with tiled splashback and cooker hood. Double radiator. Breakfast bar. Space for fridge. Plumbing for dishwasher. Arch to:-

UTILITY ROOM
7' 1" x 5' 8" (2.16m x 1.73m)
Single drainer stainless steel sink unit set into worktops with cupboard below. Plumbing for washing machine. Space for fridge. Shelving. Wall cupboards. Part tiled walls. Baxi gas fired central heating boiler. UPVC double glazed door to garden.







UTILITY ROOM
7' 1" x 5' 8" (2.16m x 1.73m)
Single drainer stainless steel sink unit set into worktops with cupboard below. Plumbing for washing machine. Space for fridge. Shelving. Wall cupboards. Part tiled walls. Baxi gas fired central heating boiler. UPVC double glazed door to garden.

FIRST FLOOR

LANDING
Access to loft with retractable ladder.

BEDROOM 1
15' 6" x 10' 2" (4.72m x 3.10m)
(+ wardrobe and door recess). Inset ceiling spotlights with dimmer switch. Radiator. Access to small loft.

ENSUITE
16' 6" x 5' 4" (5.03m x 1.63m)
Large and a luxury walk in wet room style shower with tiled floor and walls. Double headed contemporary stainless steel shower. Inset ceiling spotlights. Extractor fan. Wash hand basin. Low-level WC with concealed cistern. Back lit mirror. Inset ceiling spotlights. Tiled floor. Heated towel rail/radiator in stainless steel.

BEDROOM 2
12' 0" x 11' 10" (3.66m x 3.61m)
(Originally the master). Radiator. Double wardrobe cupboard with sliding doors.

BEDROOM 3
11' 6" x 9' 9" (3.50m x 2.97m)
Radiator. Range of wardrobe cupboards with mirrored sliding doors.

BEDROOM 4
10' 9" x 8' 7" (3.28m x 2.62m)
Double wardrobe cupboard with mirrored sliding doors and built-in dressing table unit with high-level shelving.
Radiator.







BEDROOM 5

8' 7" x 5' 5" (2.62m x 1.65m)

Radiator. Double airing cupboard with factory lagged cylinder, immersion heater and shelving.

BATHROOM

White suite of panelled bath with mixer taps and separate Triton stainless steel shower and glazed folding screen. Pedestal wash hand basin. Low-level WC. Heated towel rail/radiator. Half tiled walls. Extractor fan.

FRONT GARDEN

Front gardens, beautifully laid and landscaped. Curved light stone resin drive with brick borders and lawns with shrub beds to the front offering some privacy. Gated side access.

REAR GARDEN

Rear gardens, beautifully and maturely landscaped with two areas of paved terrace with an abundance of mature trees, mixed bushes and shrubs giving a good deal of privacy. Lawns and gravel path. All enclosed by close boarded fencing. Outside lighting. Tap.

GARAGE

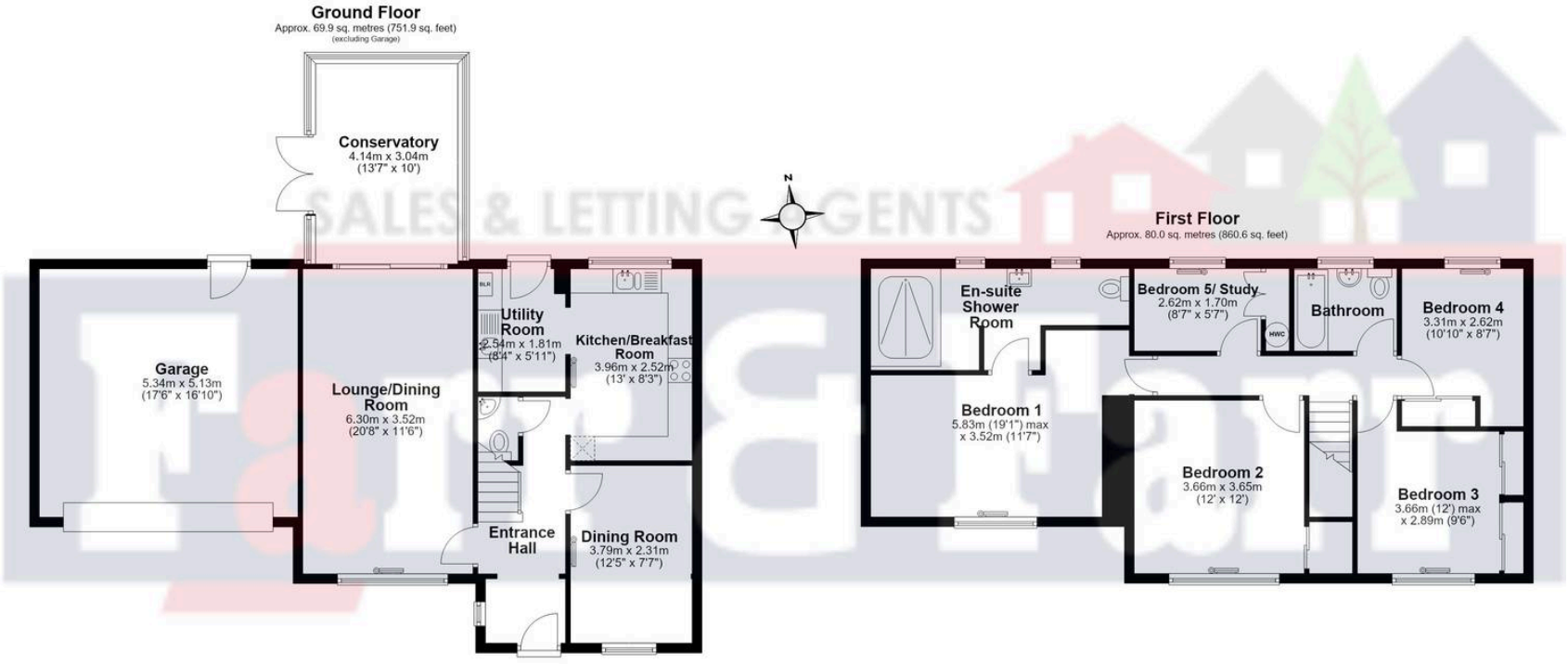
4 Parking Spaces

17' 8' x 16'4'. Electric up and over door. Power. Lighting. UPVC double glazed door.









Total area: approx. 149.8 sq. metres (1612.5 sq. feet)

Farr & Farr

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