



# Farr & Farr

Sales  
& Lettings



**10 Stevans Close, Longford, Gloucester, GL2 9AN**

**£445,000**

Ref: LG24589

## **AN EXCEPTIONAL DETACHED FAMILY HOME IN A VERY POPULAR RESIDENTIAL POSITION**

Stevans Close is a popular cul de sac situated 1 mile to the Northern edge of Gloucester City centre with all the facilities close by. Access to Cheltenham and the M5 is only a short drive. Number 10 has been beautifully maintained, continually upgraded and extended in the current ownership and offers quite delightful well planned family accommodation of excellent proportions. There are 4 bedrooms, the master having an ensuite shower room and to the ground floor, a very good sized kitchen/breakfast room as well as a formal sitting room and an extended dining/family room to the rear which benefits from a large roof lantern and Bifold doors which open onto and overlook the garden. Additionally it is double glazed throughout, has gas heating and to the exterior, a garage, ample parking and private gardens.



## ACCOMMODATION

### ENTRANCE PORCH

Composite front door with leaded light and coloured glass detail to:-

### ENTRANCE HALL

High quality engineered timber flooring. Radiator. Staircase to landing. Good sized unnderstairs cupboard with automatic light.

### CLOAKROOM

Low level W.C. Wash hand basin. Tiled floor. Radiator.

### SITTING ROOM 16' 5" x 10' 4" (5.00m x 3.15m)

Contemporary gas fire. Two wall light points on dimmer switch. Two radiators. Coved ceiling. Large window to the front. Wide opening to:-

### DINING/FAMILY ROOM 19' 4" x 9' 6" (5.89m x 2.89m)

High quality timber flooring. Two radiators. Quadruple Bifold doors to the garden. Large roof lantern. Inset ceiling spotlights with dimmer switch. Wide arch to:-

### KITCHEN/BREAKFAST ROOM 19' 2" x 9' 7" (5.84m x 2.92m)

Beautifully and comprehensively fitted with inset sink unit set into timber worktops with cupboards and drawers below. Wall and base units. Built in Neff double oven. Microwave. Five ring gas hob with glazed backplate and cooker hood. Space for American style fridge/freezer. Built in dishwasher. Large pan drawer. Oak curved breakfast bar in Bay window to the front with radiator below. Inset ceiling spotlights on dimmer switches.

## FIRST FLOOR

### LANDING

Access to loft.

### BEDROOM 1 10' 7" x 10' 5" (3.22m x 3.17m)

Radiator.

### ENSUITE SHOWER ROOM

Fully tiled shower cubicle with stainless steel double headed controls and glazed screen and door. Low level W.C. Wash hand basin. Tiled floor. Spotlight. Extractor fan. Heated towel rail.

### BEDROOM 2 10' 0" x 9' 9" (3.05m x 2.97m)

Radiator.

### BEDROOM 3 9' 10" x 6' 6" (2.99m x 1.98m)

Radiator.

### BEDROOM 4 7' 8" x 6' 6" (2.34m x 1.98m)

Radiator.

### BATHROOM

Panelled bath with mixer taps. Separate stainless steel double headed shower with glazed screen and fully tiled splashbacks. Pedestal wash hand basin. Low level W.C. Tiled floor. Heated towel rail. Inset ceiling spotlights. Extractor fan.

### EXTERIOR

Front gardens well landscaped for ease of maintenance. Predominantly to gravel with lavender bushes. Mature tree. Driveway with parking for parking for 2 plus cars. Rear gardens laid to lawns with good area of decking and gated side access with outside tap. Enclosed by hedging and fencing giving a great deal of privacy.

### GARAGE 18' 0" x 8' 0" (5.48m x 2.44m)

Up and over door. Power and light. Eaves storage. Plumbing for washing machine. Space for dryer. Personal door to the rear.

### AGENTS NOTE

COUNCIL TAX: E

EPC: C-70

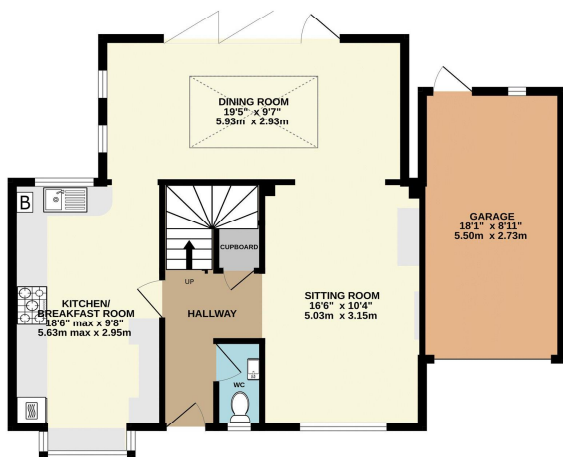




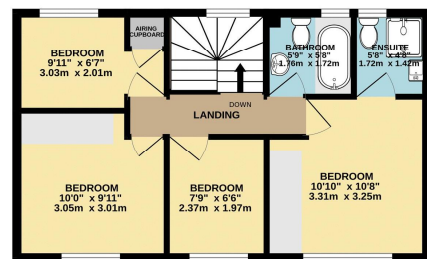




GROUND FLOOR  
797 sq.ft. (74.1 sq.m.) approx.



1ST FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA: 1234 sq.ft. (114.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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