Murdock & Wasley
ESTATE AGENTS



2 Crescentdale

Longford, Gloucester, GL2 9EP

£600,000

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Murdock & Wasley Estate Agents are delighted to welcome to the open market this superbly presented, four double-bedroom detached family home, occupying a generous corner plot within a highly sought-after location, conveniently positioned close to a range of local amenities and well-regarded schools.

The property offers spacious and beautifully presented accommodation throughout, with a particular highlight being the impressive open-plan kitchen/living area, creating a fantastic space for both everyday family life and entertaining. Further accommodation includes a generous master bedroom with en-suite, three additional double bedrooms and further well-proportioned spaces throughout.

Outside, the property continues to impress with an enclosed wrap-around garden, a substantial driveway providing off-road parking for multiple vehicles, and a double garage.







Entrance Hall
Accessed via composite door, power points, radiator, bespoke book shelf and coat hanger with bench, herringbone flooring, coving, stairs to first floor landing, storage cupboard. Doors lead off:

Kitchen
Range of base, wall and drawer mounted units, laminate worksurfaces, sink unit with mixer tap over. Appliance points, power points, AEG eye level double oven/ grill, induction hob with extractor hood over, integral dishwasher, fridge/ freezer and wine cooler. Breakfast bar, feature lighting, inset ceiling spotlights, rear aspect upvc double glazed window. Opening to:

Lounge/ Diner
Tv point, telephone point, power points, two radiators, space for dining table, feature fireplace with wood burning stove, inset ceiling spotlights, front aspect upvc double glazed window with shutters and rear aspect upvc double glazed French doors with side panels leading to the garden.

Utility
Range of base, wall and drawer mounted units, laminate worksurfaces, stainless steel sink unit with mixer tap over. Space for washing machine and tumble drier, tiled flooring, inset ceiling spotlights, coving, rear aspect upvc double glazed window and door to garden. Door to:

Cloakroom
Suite comprising low level wc, bespoke sink unit with mixer tap over, radiator, tiled flooring, tiled walls, coving, inset ceiling spotlights, rear aspect upvc double glazed window.

Landing
Power points, front aspect upvc double glazed windows with shutters, coving. Doors lead off:

Master Bedroom
Tv point, power points, radiator, built in wardrobes, side and rear aspect upvc double glazed window. Door to:

En-Suite
Suite comprising double 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, inset ceiling spotlights, rear aspect upvc double glazed window.

Bedroom Two
Tv point, power points, radiator, built in wardrobes, coving, rear aspect upvc double glazed window.

Bedroom Three
Power points, radiator, built in wardrobe, front aspect upvc double glazed window with shutters.

Bedroom Four
Power points, radiator, built in wardrobe, coving, front aspect upvc double glazed window with shutters.

Bathroom
Suite comprising corner bath with shower off the mains, low level wc, pedestal wash hand basin. Radiator, tiled walls, inset ceiling spotlights, coving, storage cupboard, access to loft space, rear aspect upvc double glazed window.

Outside
The property is approached via a generous gravelled driveway providing ample off-road parking and access to the integral double garage. The attractive brick-built frontage is complemented by mature planting, established hedging and a lawned garden, creating a welcoming and private approach.

To the side and rear of the property is a wrap-around garden offering a fantastic space for relaxing and entertaining, with mature trees, established hedging and plenty of room for outdoor seating. A real highlight is the impressive covered garden bar and lounge area, creating a welcoming all-weather entertaining space complete with comfortable seating and characterful rustic finishes.

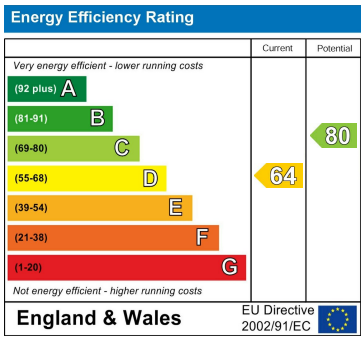
Tenure
Freehold

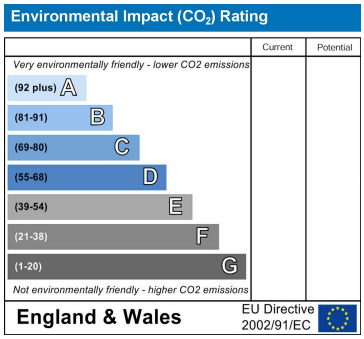
Services
Mains water, gas, electricity and drainage.

Local Authority
Tewkesbury Borough Council
Council Tax Band: E

Awaiting Vendor Approval







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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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