



83 Oxtalls Way, Longlevens, Gloucester, GL2 9JY

£385,000

CHOSSEN
ESTATE AGENTS

A beautifully proportioned family home, enviably positioned in the heart of Longlevens, offering generous accommodation, off-road parking and a delightful rear garden.

This inviting property delivers a wonderful sense of space and versatility throughout, making it perfectly suited to modern family living. The ground floor is arranged around a series of well-defined yet flowing reception spaces, including a spacious main living room ideal for relaxed evenings, together with an extended living and dining area which creates an excellent setting for both everyday family life and entertaining. This extended section enjoys direct access to the rear garden, forming a natural connection between indoor and outdoor living.

The kitchen is well proportioned and practical, offering ample storage and preparation space, and is conveniently positioned to serve the main living areas. Further enhancing the ground floor is a separate laundry/utility room, a valuable addition for busy households, along with internal access to the garage. The ground floor is completed with a conveniently placed bathroom.

The first floor continues to impress with four well-proportioned bedrooms, providing excellent flexibility for families, home working or guest accommodation. The principal bedroom is particularly generous, complemented by three further bedrooms of comfortable dimensions. A shower room, separate WC and central landing complete the upstairs layout.

Outside, the property benefits from off-road parking to the front, while to the rear lies a generous and private garden, ideal for children, outdoor entertaining or those with a passion for gardening.

Set within the ever-popular Longlevens area, the home enjoys close proximity to highly regarded schools, local amenities and excellent transport links into Gloucester and beyond, making this a wonderful opportunity to acquire a substantial and welcoming family home in a sought-after residential setting.

Agents Note

Freehold

EPC Rating: TBC

Gloucester City Council Band: C

Mains Gas, Electric and Water are connected.

Fibre Broadband is available in the area.

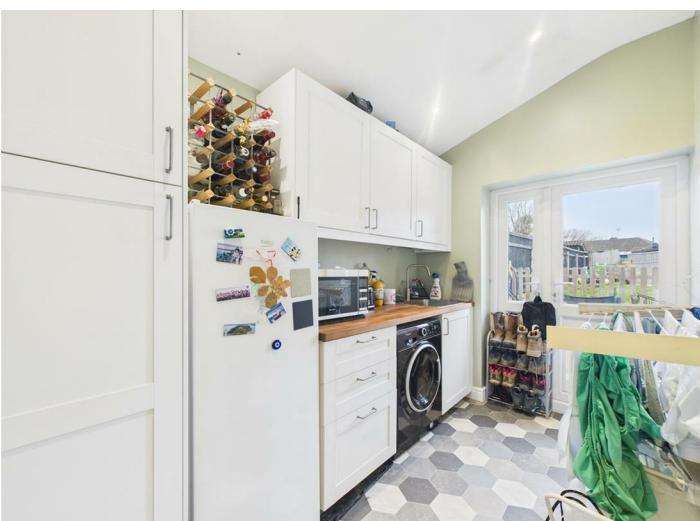
Flood Risk

Rivers & Seas Very Low

Surface Water Very Low

- Four bedroom semi-detached
- Family home in the heart of Longlevens
- Light-filled living and dining spaces opening to the garden.
- Stylish, practical kitchen with handy utility room
- Off-road parking and a private rear garden
- Open-plan living with seamless flow
- EPC Rating - TBC
- Council Tax Band - C

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		
England & Wales		EU Directive 2002/91/EC





Approximate total area⁽¹⁾

1270 ft²

Reduced headroom

44 ft²



(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

