



10 Doverdale Drive, Longlevens, Gloucester, GL2 0NN  
£350,000

CHOSSEN  
ESTATE AGENTS

## THE PROPERTY

Situated in the ever-popular Longlevens area, this beautifully presented three bedroom detached family home offers thoughtfully reconfigured accommodation, generous living space and excellent off-road parking, making it an ideal choice for modern family living.

The property is approached via two off-road parking spaces, setting a welcoming first impression. Upon entering, a practical entrance hallway provides access to the main living areas and stairs rising to the first floor.

The generously sized sitting room is positioned to the front of the property and offers a comfortable yet stylish space to relax, with ample room for a full suite of furniture and a natural flow through to the remainder of the ground floor.

To the rear, the former garage has been cleverly converted to create a spacious kitchen/diner, now the true heart of the home. This impressive space offers extensive worktop and storage solutions alongside plenty of room for a family dining table, making it perfect for both everyday living and entertaining. French doors open directly onto the rear garden, seamlessly blending indoor and outdoor living and flooding the room with natural light.

Upstairs, the first floor continues to impress with three well-proportioned bedrooms, each offering flexibility for family members, guests or home working. The master bedroom and second bedroom are a generous double, with built-in wardrobes, complemented by a generous third bedroom ideal for children or additional office space. A modern family bathroom completes the first floor, finished to a high standard.

Externally, the rear garden provides a private and enclosed space to enjoy throughout the year — ideal for summer dining, children's play or simply relaxing in a peaceful setting.

Located within close proximity to highly regarded schools, local amenities and transport links, this superb home combines style, space and convenience in one of Gloucester's most desirable residential areas.

### Agents Note

Freehold

EPC Rating: D61

Gloucester City Council Band: C

Mains Gas, Electric and Water are connected.

Fibre Broadband is available in the area.

### Flood Risk:

Rivers & Seas: High

Surface Water: Low

- Beautifully presented detached family home
- Large kitchen/dining space
- Private and landscaped rear garden
- EPC Rating - D61
- Three generous bedrooms
- Fitted wardrobes to main bedrooms
- Off road parking for two
- Council Tax Band - C

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		



