



33 COLEBRIDGE AVENUE
Longlevens | Gloucester | GL2 0RQ

HUGHES **HS** SEALEY

Welcome to...

33 COLEBRIDGE AVENUE

Welcome to Number 33, Colebridge Avenue, a delightful three-bedroom, semi detached family home, located in this highly sought after suburb, within the city of Gloucester.

The home is well presented and enjoys a modern fitted kitchen and family bathroom whilst further benefiting from two spacious reception rooms, a large and relatively private rear garden, driveway parking and a detached single garage.

Longlevens is a suburb of the beautiful and historic cathedral city of Gloucester. Sought after for its schooling due to the excellent choices available, to include an Ofsted rated 'Good' Primary and Infant school, not to mention the renowned Sir Thomas Rich's Grammar school.

In Longlevens, you will also find the University of Gloucestershire, Oxtalls campus.

There are amenities in abundance, on a local level you'll find a Co-Operative food store and a Tesco express and on the fringes of the city a variety of shops and facilities available for all to enjoy.

Nearby Plock Court and Oxtalls Sport club is a 26 hectare park with significant sports facilities and a large open space for informal recreation. In addition to this, there are two well regarded rugby and football clubs. The home of Gloucester Rugby is a stone's throw away at the Kingsholm Stadium.

For those enjoying fine dining, Brasserie Blanc owned by renowned chef Raymond Blanc and The Ivy Montpellier Brasserie can be found just 15 minutes away and the Gloucester Quays will offer a diverse range of eateries and waterside café's for all tastes as well as outlet shopping of the largest high street brands.

Returning to the property, the home offers a welcoming entrance which gives access to the cloakroom, two reception rooms and the fitted kitchen.

The dining room is located to the front of the property and is flooded with natural light from the large bay fronted window. Providing a focal point to the room is the chimney breast which within sits an electric log fire with the alcoves either side being shelved.

The living room is located to the rear and has sliding patio doors to the rear garden and a chimney breast housing a log burning stove. As this room is located next to the kitchen, there is an opportunity should one wish to knock through to create a spacious kitchen/dining room.

The kitchen is modern and finished in Duck Egg blue, offering a wealth of units which sit alongside a host of integrated appliances, access to the rear garden is also on offer.

Upstairs are two double bedrooms, one with fitted wardrobes and bedroom three, a good-sized single room, also benefiting from fitted storage. Completing the upstairs is the three-piece family bathroom.









Explore outside...

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Externally to the front is a driveway allowing off road parking for up to three cars. Double gates provide further parking to the side of the home and which in turn gives access to the detached single garage. The rear garden is a wonderful size, enjoying two large paved terraces to either end of the garden. In between is a large lawned area with borders to the sides. The rear garden is enclosed by panel fencing.

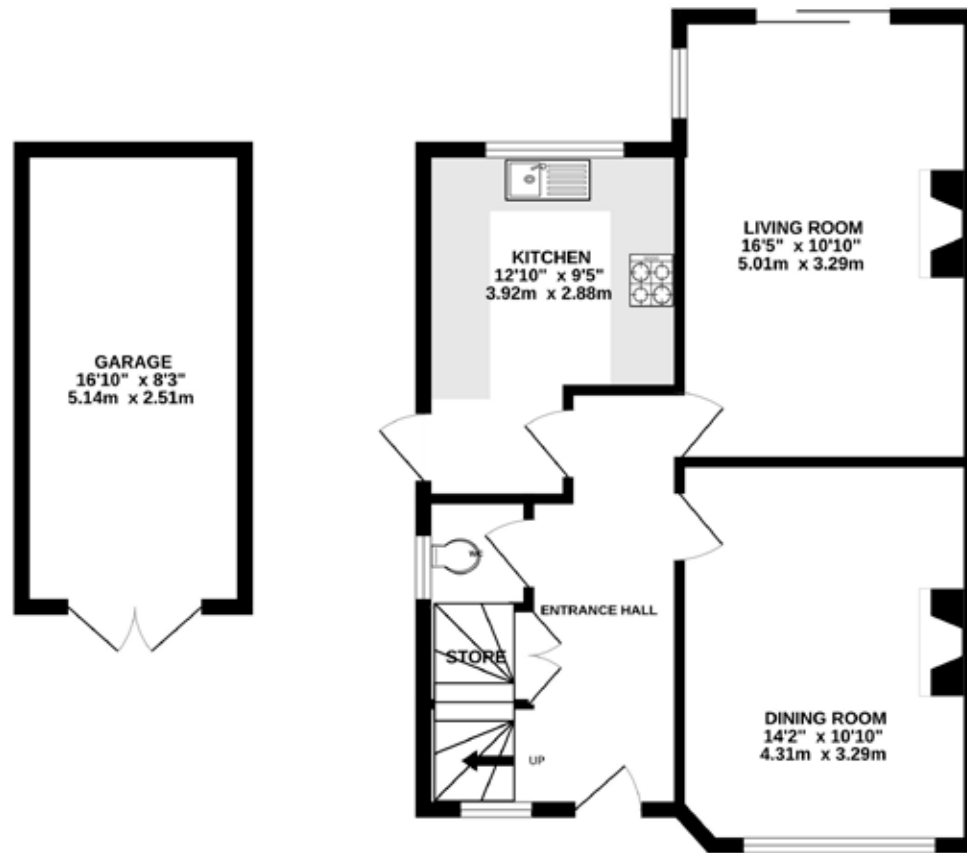
- Wonderful three-bedroom semi detached family home, located in sought after area within Gloucester
- Benefiting from driveway allowing parking for three cars plus detached single garage
- Large, enclosed rear garden offering two paved terraces, lawns and flower beds to the side
- Entrance hall gives access to the cloakroom, two reception rooms and kitchen
- Sitting room to the front with bay fronted window and log burning stove inset to the chimney breast
- Dining room with sliding patio doors to the rear garden. Log burning stove inset to the chimney
- Modern fitted kitchen offering wealth of units and a host of integral appliances
- Two double bedrooms to the first floor; one with fitted wardrobes
- Bedroom three with fitted storage cupboard, modern three-piece family bathroom
- A property that comes with a high recommendation to view

DIRECTIONS

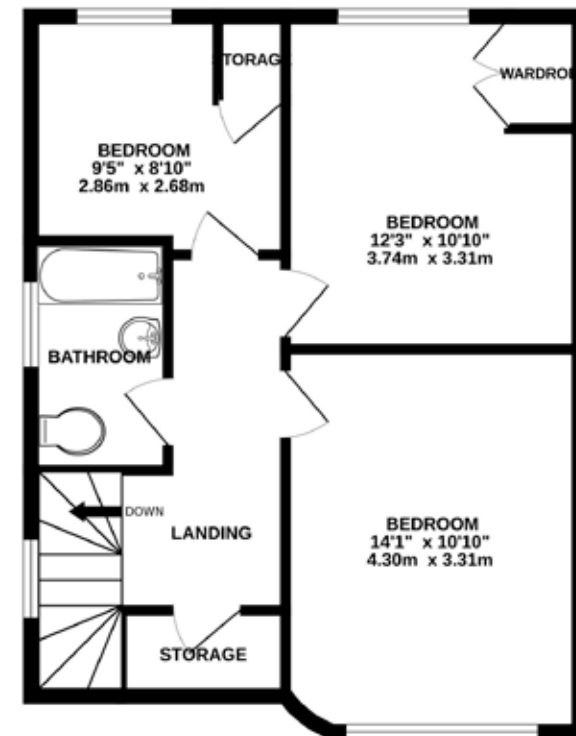
To locate the property please enter the following postcode into your sat nav system: GL2 0RQ. Upon arrival, the property can be located by our For Sale sign.



GROUND FLOOR



1ST FLOOR



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