



## 12 Doverdale Drive, Gloucester, GL2 0NN

Asking Price £380,000

Located in cul-de-sac of Doverdale Drive, Longlevens, this spacious detached property offers a perfect blend of comfort and convenience. Spanning an impressive 1,082 square feet, the property boasts four well-proportioned bedrooms, making it an ideal family home.

Upon entering, you are greeted by two inviting reception rooms that provide ample space for relaxation and entertaining. The open plan kitchen and dining area is a highlight, designed for modern living and perfect for family gatherings or hosting friends. The property is well presented throughout, ensuring a warm and welcoming atmosphere.

The house features a well-appointed bathroom and benefits from a garage with driveway parking, accommodating up to three vehicles. This is particularly advantageous for families or those with multiple cars.

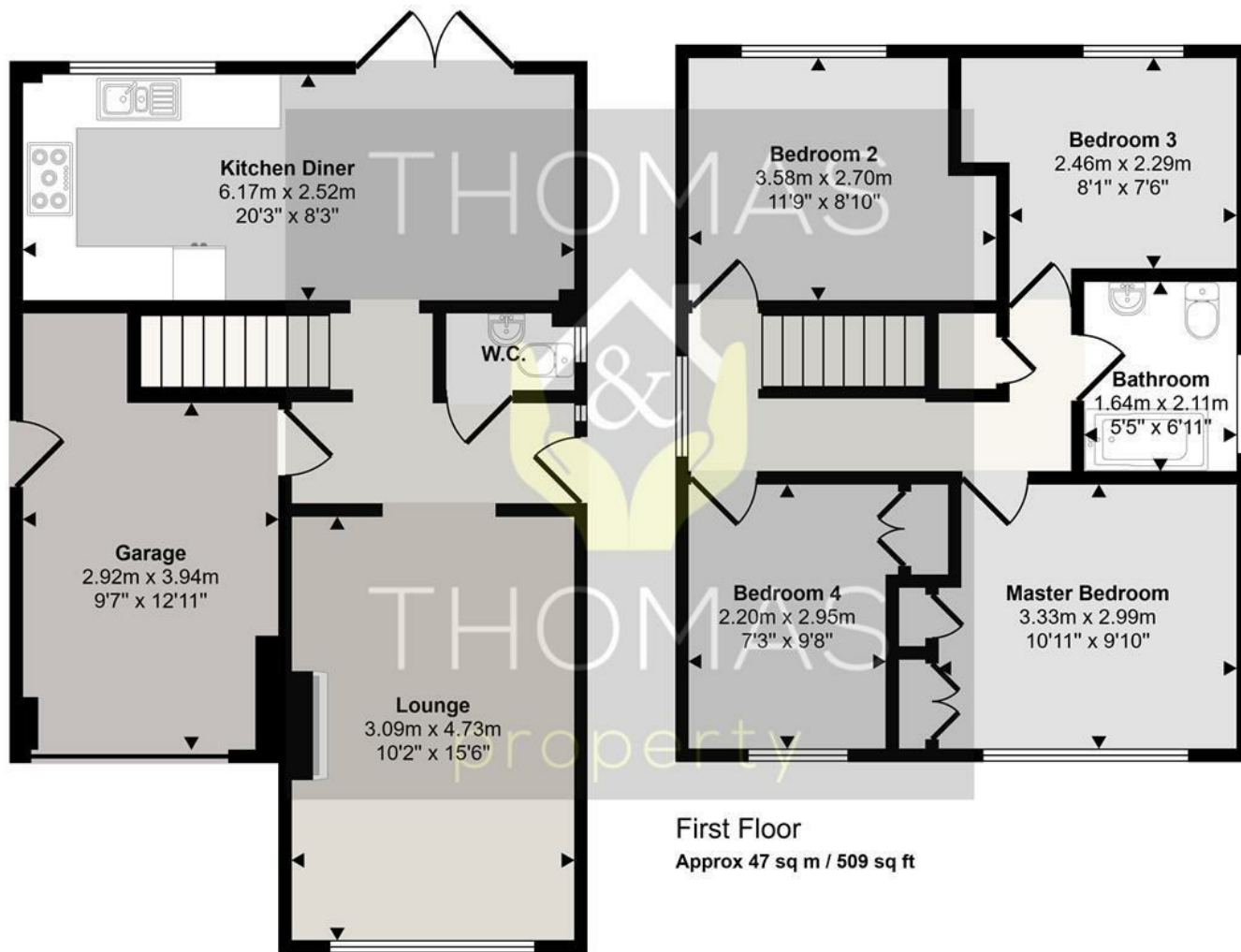
One of the standout features of this property is its delightful position, backing onto school playing fields, which offers a sense of openness and privacy.

In summary, this detached house on Doverdale Drive is a wonderful opportunity for those seeking a spacious and well-located family home in Longlevens. With its generous living spaces, convenient parking, and proximity to local amenities, it is sure to appeal to a variety of buyers. Do not miss the chance to make this lovely property your own.

- Four Bedrooms
- Detached
- Backs Onto Playing Fields
- Well Presented
  - Garage
  - Driveway



Approx Gross Internal Area  
101 sq m / 1082 sq ft

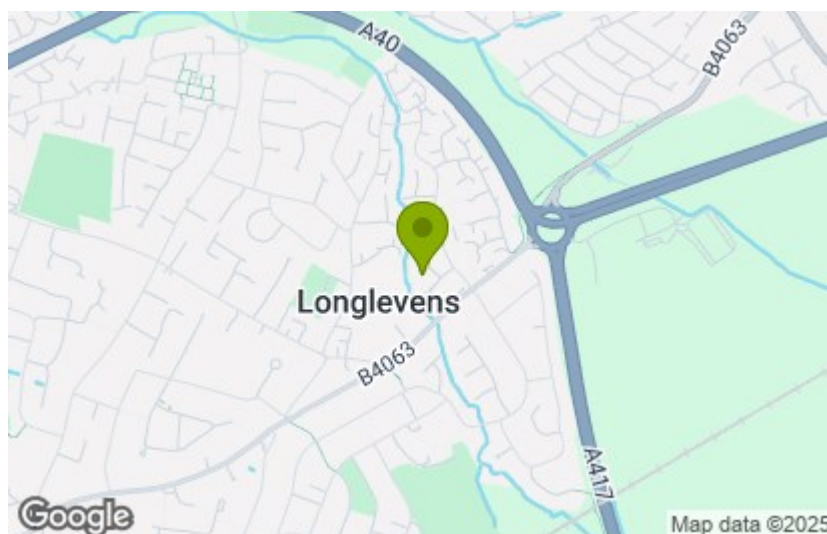


**Ground Floor**  
Approx 53 sq m / 573 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>88</b> |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | <b>66</b>               |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>  |                         |           |
| (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales   | EU Directive 2002/91/EC |           |



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