



## 8 Dancers Hill

Abbeymead, Gloucester, GL4 5TY

**Offers in excess of £475,000**



We are delighted to welcome to the market this extremely spacious and well-designed detached family home, ideally positioned in Abbeymead and overlooking greenery to the front.

Perfectly suited for growing families, the property offers generous and versatile living accommodation throughout. The ground floor comprises a welcoming entrance hallway, lounge, study, dining room, kitchen, and utility room, along with the added benefit of a conservatory with air conditioning.

Upstairs, the home boasts four good sized bedrooms, including two with en-suite bathrooms, alongside a family bathroom. Externally, the property benefits from a low-maintenance rear garden, a double garage, and off-road parking.



### Entrance Hallway

Accessed via a double-glazed front door, the entrance hall features laminate flooring and a radiator. Stairs rise to the first floor with a useful understairs storage space, while additional features include power points.

### Cloakroom

Low level wc & pedestal wash hand basin, radiator, towel rail, laminate flooring.

### Study

UPVC double-glazed window to the front aspect, radiator, and power points.

### Kitchen

UPVC double-glazed window to the rear aspect and a frosted UPVC double-glazed window to the side. The room is fitted with a range of eye- and base-level units with roll-edge worktops, incorporating a sink and drainer. Appliances include an electric oven with a separate induction hob and extractor hood, along with additional built-in appliances.

Further features include a radiator, power points, and partly tiled walls. Door leading to:

### Utility

Double-glazed door to the rear aspect. Fitted with base-level units and roll-edge worktops, incorporating a sink and drainer. There is plumbing and space for a washing machine, along with a wall-mounted combination boiler. Additional features include partly tiled walls.

### Dining Room

UPVC frosted double-glazed window to the side aspect, radiator, and power points.

### Lounge

UPVC double-glazed windows to the front and side aspects, television point, radiator, and power points. Upvc double glazed french doors provide access to the conservatory.

### Conservatory

UPVC double-glazed French doors to the rear aspect, with UPVC double-glazed windows throughout allowing for plenty of natural light. The room features tiled flooring and benefits from an air conditioning unit.

### First Floor Landing

Access to loft via hatch, doors to all rooms, airing cupboard, power points.

### Bedroom 1

UPVC double-glazed window to the front aspect, radiator, and power points. The room also benefits from built-in wardrobes. Door leading to:

### En-Suite

UPVC frosted double-glazed window to the side aspect. The suite comprises a shower cubicle, low-level WC, and pedestal wash hand basin. Additional features include a radiator, towel rail, and partly tiled walls.

### Bedroom 2

UPVC double-glazed windows to the rear aspect, radiator, and power points. The room also benefits from built-in wardrobes.

### En-Suite

UPVC frosted double-glazed window to the rear aspect. The suite comprises a shower cubicle, low-level WC, and pedestal wash hand basin. Additional features include a radiator and towel rail.

### Bedroom 3

UPVC double-glazed windows to the front aspect, radiator, and power points. The room also benefits from built-in wardrobes.

### Bedroom 4

UPVC double-glazed windows to the rear aspect, radiator, and power points. The room also benefits from built-in wardrobes.

### Bathroom

UPVC double-glazed windows to the side aspect. The bathroom comprises a panelled bath, low-level WC, and pedestal wash hand basin. Additional features include partly tiled walls, radiator, and towel rail.

### Rear Garden

An enclosed area which is maintenance free, cold water, tap, gated rear access.

### Double Garage

Remote controlled doors with power & lighting.

### Tenure

Freehold.

### Services

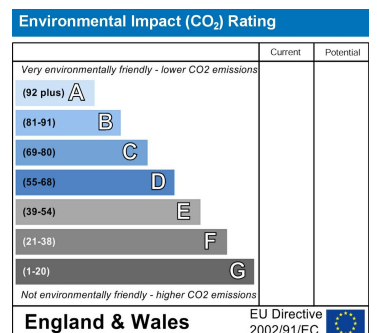
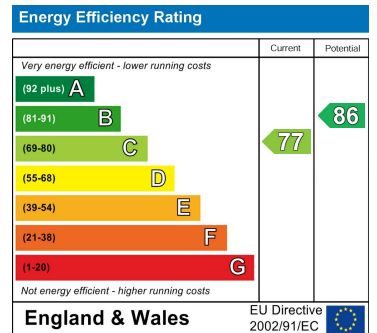
Mains water, gas, electricity, drainage & solar panels.

### Local Authority

Gloucester City Council- Band E

### Agents Note

The Solar Panels are owned by the current vendor & the tariff will transfer over on completion to the new buyer. Roxon Electrical LTD are the company.



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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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