



15 Thomas Stock Gardens

Abbeymead, Gloucester, GL4 5GH

£425,000



Murdock & Wasley Estate Agents are delighted to offer for sale this well-presented four bedroom detached family home, located in a quiet cul-de-sac in the ever-popular Abbeymead area, within walking distance to Abbeymead Primary School. The area is well known for its family-friendly atmosphere, with a variety of local parks and open green spaces, as well as convenient access to shops, cafes, and The Turmut-Hoer pub.

The spacious accommodation comprises: entrance hall, cloakroom, lounge, formal dining room, modern kitchen/breakfast area, and a conservatory overlooking the rear garden. Upstairs benefits from four well-proportioned bedrooms, including two with ensuite shower rooms, along with a family bathroom.

To the rear is a generous south-facing garden, ideal for outdoor entertaining. The front offers a driveway providing off road parking for at least two vehicles.



Entrance Hallway

Accessed via upvc double glazed door, stairs to first floor landing, doors lead off:

Cloakroom

Suite comprising low level wc, pedestal wash hand basin with mixer tap and wall mounted vanity mirror over, wall mounted radiator, partly tiled walls, tiled flooring, inset ceiling spotlights, front aspect frosted upvc double glazed window.

Lounge

Television point, data point, power points, feature fireplace with stone surround, wall mounted vertical radiator, custom fitted shutters, front aspect upvc double glazed window, door to under stairs storage, opening leads off:

Dining Room

Power points, wall mounted radiator, space for dining table, custom fitted shutters, front aspect upvc double glazed windows. Door leads off:

Kitchen / Breakfast Area

Range of base, drawer and wall mounted units, Quartz worksurfaces, sink unit with mixer tap over. Appliance points, power points, space for range cooker with five ring gas hob with extractor hood over. Integral dishwasher, fridge and freezer. Wall mounted vertical radiator, partly tiled walls. Space for washing machine, tumble dryer and breakfast table, inset ceiling spotlights, custom fitted shutters, rear aspect upvc double glazed window and rear aspect upvc double glazed door leading to the garden. French door to:

Conservatory

Power points, wall mounted overhead heater, side and rear aspect upvc double glazed windows, side aspect upvc double glazed french door leading to garden.

First Floor Landing

Power points, access to loft via hatch, door to over stairs storage, door lead off:

Bedroom One

Power points, wall mounted radiator, inset ceiling spotlights, inset bluetooth speakers, custom fitted shutters, front aspect upvc double glazed windows. Opening leads off:

Ensuite

Suite comprising low level wc, wall mounted wash hand basin with mixer tap over, corner step in shower cubicle with shower off mains over, partly tiled walls, tiled flooring, inset ceiling spotlights, access to loft via hatch, custom fitted shutters, rear aspect upvc double glazed window.

Bedroom Two

Power points, a range of wall, drawer and floor mounted units, wall mounted radiator, inset ceiling spotlights, custom fitted shutters, rear aspect upvc double glazed window. Opening leads off:

Half Ensuite

Suite comprising wall mounted wash hand basin with storage below and mixer tap and wall mounted vanity mirror over, step in shower cubicle with shower off mains over, tiled walls, tiled flooring, inset ceiling spotlights.

Bedroom Three

Power points, wall mounted radiator, fitted wardrobe and drawers, custom fitted shutters, front aspect upvc double glazed window.

Bedroom Four

Power points, wall mounted radiator, fitted wardrobes, drawers, vanity desk and shelving, custom fitted shutters, front aspect upvc double glazed window.

Bathroom

Suite comprising low level wc, wall mounted wash hand basin with storage below and mixer tap and wall mounted vanity unit over, double step cubicle with shower off mains over, wall mounted heated towel rail, inset ceiling spotlights, tiled walls, tiled flooring, custom fitted shutters, rear aspect frosted upvc double glazed window.

Outside

To the front of the property driveway laid to part to tarmacadam and part to bloc paving wraps around the property providing off road parking for at least two vehicles. A wooden gate provides side access to the rear.

To the rear of the property a patio leads down to a garden laid part to lawn and to flagstone providing space for a variety of garden furniture. This is bordered by decorative stone and enclosed by wooden fencing. Other features include an outdoor tap and wooden shed.

Services

Mains water, gas, electricity & drainage.

Tenure

Freehold

Local Authority

Gloucester City Council

Tax Band: E

Agent Note

We are advised that the property benefits from solar panels. These will be transferred to the new owner upon completion.

Awaiting Vendor Approval

These details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



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	80	84
EU Directive 2002/91/EC		

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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