



1 Alderton Close

Abbeymead, Gloucester, GL4 5UE

£350,000



Murdock & Wasley Estate Agents are thrilled to present this beautifully presented three bedroom detached house, situated in a highly sought-after cul-de-sac. Ideally located within close proximity to fantastic primary schools and local amenities, this property offers the perfect setting for family living.

Lovingly updated by the current owner, this property boasts spacious and well-designed accommodation. The ground floor features two reception rooms, including a lounge and a separate dining room, alongside a well-appointed kitchen and a convenient utility room. Upstairs, three generously sized bedrooms provide comfortable living space.

Outside, the south-facing garden is designed for easy maintenance, featuring a stylish patio and artificial lawn, ideal for relaxing or entertaining. To the front, a driveway provides off-road parking, adding to the property's practicality.



Entrance Hall

Accessed via upvc double glazed door, radiator. Door to:

Cloakroom

Low level wc, wall mounted wash hand basin, tiled splashback, radiator, laminate flooring, front aspect upvc frosted double glazed window.

Lounge

Telephone point, power points, two radiators, stairs to first floor landing, understairs storage cupboard, coving, inset ceiling spotlights, front aspect upvc double glazed window. Door to:

Dining Room

Power points, radiator, space for dining table and chairs, solid wooden flooring, inset ceiling spotlights, front aspect upvc double glazed window.

Kitchen/Breakfast Room

Range of base, drawer and wall mounted units with feature lighting, laminate worksurfaces, one and a half bowl sink unit with mixer tap over. Appliance points, power points, integral cooker, four ring hob with extractor hood over, fridge/freezer, wine cooler and dishwasher. Breakfast bar with sweepovac, radiator, tiled flooring, inset ceiling spotlights, rear aspect upvc double glazed window and French doors leading to the garden.

Utility

Wall mounted units with feature lighting, laminate worktop, space for appliances, radiator, tiled flooring, rear aspect upvc double glazed door leading to the garden.

Landing

Access to loft space. Doors lead off:

Bedroom One

Power points, radiator, fitted wardrobe, front aspect upvc double glazed window.

Bedroom Two

Power points, radiator, fitted wardrobe, rear aspect upvc double glazed window.

Bedroom Three

Power points, radiator, wooden door to storage cupboard, front aspect upvc double glazed window.

Bathroom

Suite comprising panelled bath with taps over, pedestal wash hand basin with mixer tap over, low level wc. Fully tiled walls, heated towel rail, mirrored vanity cupboard, tiled flooring, rear aspect upvc frosted double glazed window.

Outside

At the front of the property, a tarmac driveway provides off-road parking for two vehicles. A gravel garden sits alongside, while a side gate offers convenient access to the rear garden.

At the rear of the property lies a beautifully maintained, south-facing garden. A spacious patio, enhanced by recessed LED step lighting, provides the perfect setting for outdoor furniture and relaxation. From here, the patio steps down to a neatly kept artificial lawn, offering a stylish, low-maintenance space framed by gravel and wooden fencing. Completing the garden's features are an outside tap and wall lighting.

Tenure

Freehold.

Services

Mains water, drainage, gas and electricity.

Local Authority

Gloucester City Council.

Council Tax Band: C

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		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

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