



1 Oakbank

Gloucester, GL4 0AZ

£620,000



Murdock & Wasley Estate Agents are thrilled to introduce this unique and immaculately presented four-bedroom detached family home to the market. Perfectly positioned on the edge of Robinswood Hill Country Park, this property offers an excellent blend of style and practicality.

Featuring a beautifully refitted kitchen/breakfast room, three versatile reception room, a meticulously maintained westerly-facing garden and a spacious double garage. Conveniently located near top-performing grammar schools, a variety of local amenities, and excellent transport links, it offers everything a modern family could desire.



Entrance Hall

Accessed via door to front, power points, radiator, stairs to first floor, coving, Karndean flooring. Doors lead off:

Cloakroom

Suite comprising: wall mounted wash hand basin, low level wc, heated towel rail, part tiled walls, extractor fan, inset ceiling spotlights, tiled flooring.

Lounge

Tv point, power points, radiators, feature gas fire with a stone surround and hearth, vaulted ceiling, coving, Karndean flooring. Front aspect upvc double glazed window and rear sliding door to conservatory

Dining Room

Power points, radiator, built in cupboard concealing bar area with stainless steel sink and drainer, coving, front aspect upvc double glazed window.

Kitchen/ Breakfast Room

Range of wall base and drawer mounted units, worksurfaces, composite sink and drainer with mixer tap over, oven/grill with four ring gas hob and extractor above. Appliance points, power points, radiator, integrated dishwasher and fridge/freezer. Space for table and chairs, storage cupboard, coving, tiled flooring, rear aspect upvc double glazed bay window, additional window and door leading to the garden. Door to:

Utility Room

Range of wall base and drawer mounted units, worktops, stainless steel sink and drainer. Space for washing machine, tumble dryer and fridge/freezer. Rear aspect upvc double glazed window. Door to:

Double Garage

Two electric up and over doors, power, lighting and wall mounted 'Worcester' gas fired boiler. Access to storage above.

Study

Power points, radiator, coving, Karndean flooring, rear aspect upvc double glazed window and sliding door into:

Conservatory

Power points, radiator, tiled flooring, rear and side aspect upvc double glazed windows with patio door leading into the garden.

Landing

Power point, airing cupboard housing immersion tank, access to loft, coving. Side aspect upvc double glazed window. Doors lead off:

Bedroom One

Power points, radiator, built in wardrobe with sliding mirrored door, coving, front and side aspect upvc double glazed window Door to:

Ensuite

Suite comprising: step in shower with shower off the mains, pedestal wash hand basin, low-level wc, heated towel rails, part tiled walls, shaver point, tiled flooring, inset ceiling spotlights, front aspect upvc double glazed window.

Bedroom Two

Power points, radiator, built in wardrobe with sliding mirrored door, coving, Front aspect upvc double glazed window.

Bedroom Three

Power points, radiator, built in storage cupboards, coving, rear aspect upvc double glazed window.

Bedroom Four

Power points, radiator, built in storage cupboard, coving, side aspect upvc double glazed window

Outside

To the front of the property lies a beautifully maintained garden, predominantly laid to lawn and enhanced by an array of vibrant plants, mature trees, and bushes that add character and curb appeal. A spacious tarmac driveway provides ample off-road parking for at least five vehicles offering convenience. The driveway leads seamlessly to the double garage, completing this welcoming approach.

To the rear of the property, you'll discover a stunning westerly-facing garden that is a delight. The expansive lawn is complemented by a lovely patio area, perfect for alfresco dining, and a raised seating area ideal for savouring a morning cup of tea or coffee. The garden is a haven of mature trees, lush plants, and beautifully maintained bushes, alongside raised vegetable patches for those with a green thumb. Practical features such as an outside tap are included and the entire space is enclosed by wooden panel fencing, with two side gates offering easy access. This enchanting outdoor retreat offers the perfect blend of relaxation and functionality.

Tenure

Freehold

Local Authority

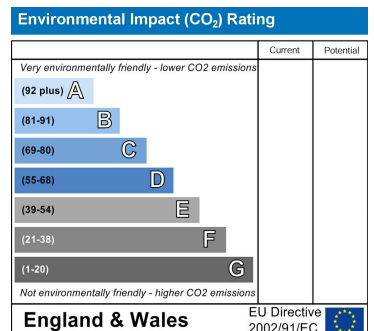
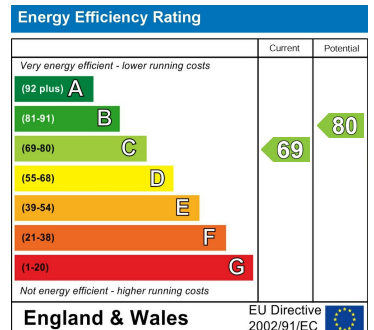
Gloucester City Council
Council Tax Band: F

Services

Mains water, gas, electricity and drainage.

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.



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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