



## 4 Bishops Road

Abbeymead, Gloucester, GL4 5FP

**£425,000**



Murdock and Wasley are proud to present this exceptional extended three-bedroom detached family home, beautifully presented throughout and offering generous, modern, versatile living space.

The property comprises of, Living Room, Kitchen Diner, Family Room, WC, Laundry Room, Utility Room, Three Bedrooms with En suite to master and family bathroom.

Further boasting off road parking, garage and enclosed south facing garden.

Viewing comes highly recommended.



**Entrance Hall**

Accessed via UPVC double glazed composite door, power points, stairs leading to first floor, doors leading to:

**WC**

Low level WC, Hand wash basin with storage below and mixer tap over, radiator, upvc double glazed frosted window with front aspect.

**Living Room**

Tv point, power points, gas fireplace, upvc double glazed bay window with front aspect.

**Kitchen Diner**

Range of base, wall and drawer mounted units, one and a half sink bowl unit with drainer and mixer tap over, appliance points, power points, integrated oven, four ring gas hob with extractor hood over, integrated fridge and freezer, space for dishwasher, partly tiled walls, space for dining table, open plan leading to:

**Family Room**

Tv point, power points, radiator, space for desk and office set up, inset ceiling spotlights, upvc double glazed velux windows, upvc double glazed window with rear aspect, double glazed bifold doors leading out to rear garden.

**Utility Room**

Range of base, wall and drawer mounted units, space for tumble drier, space for fridge freezer, appliance points, power points, combination Boiler. Wooden door leading to rear garden.

**Laundry Room**

Base and wall mounted storage cupboards, power points, appliance points, space for washing machine, radiator, built in storage cupboard.

**Bedroom One**

Tv point, Power points, radiator, upvc double glazed window with front aspect, door leading to:

**En Suite**

Suite comprising, walk in shower cubicle with shower off the mains over, low level wc, hand wash basin with storage below and mixer tap over, radiator, two upvc double glazed frosted windows with front aspect.

**Bedroom Two**

Tv point, power points, radiator, two upvc double glazed windows with rear aspect.

**Bedroom Three**

Tv point, power points, radiator, upvc double glazed window with rear aspect.

**Bathroom**

Suite comprising panelled bath with shower off the mains over, low level WC, hand wash basin with dual taps over, radiator, partly tiled walls, upvc double glazed frosted window with side aspect.

**Outside**

The South facing rear garden has been thoughtfully designed and landscaped to provide the perfect balance of outdoor entertaining and family living. A generous paved patio extends from the rear of the property, creating an ideal space for alfresco dining, whilst a substantial pergola shelters a stylish seating area, making it perfect for year-round enjoyment.

The enclosed garden is predominantly laid to lawn, complemented by decorative gravel borders, raised planting beds and mature shrubs that provide colour and privacy.

To the front, the property boasts an attractive approach with a neatly enclosed frontage and driveway leading to the garage, providing convenient off-road parking. The garage is accessed via an up and over door.

There is also side access to the rear garden.

**Tenure**

Freehold

**Services**

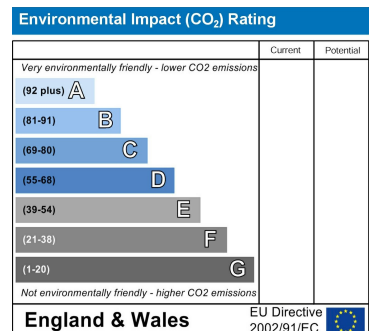
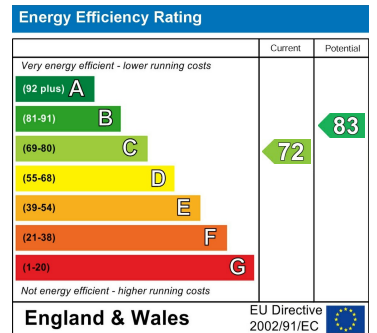
Mains gas, water, electricity and drainage

**Local Authority**

Gloucester City Council  
Council Tax Band D

**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.



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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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