



## 69 The Wheatridge

Abbeydale, Gloucester, GL4 4DQ

**£450,000**



Situated along a quiet no-through road in the highly sought-after area of Abbeydale, this spacious four-bedroom detached home offers an ideal setting for comfortable family living.

The accommodation briefly comprises an entrance porch leading into a welcoming hallway, with doors to the kitchen, dining room, lounge, and study — providing versatile ground floor living space suited to modern family life.

To the first floor are three well-proportioned double bedrooms, a further single bedroom, shower room, and a family bathroom. Conveniently positioned, the property enjoys excellent access to reputable local schools, a wide range of amenities, and motorway links, making it perfectly suited for commuters and growing families alike.



**Entrance Porch**

Approached via double glazed front door, laminate flooring, door through to:

**Entrance Hallway**

Radiator, power points, laminate flooring, storage cupboard, doors leading to all rooms.

**Cloakroom**

Upvc frosted double glazed window to side, low level wc & pedestal wash hand basin, heated towel rail.

**Lounge**

Upvc double glazed windows to front, television point, radiator, power points, laminate flooring.

**Dining Room**

Upvc double glazed french doors to rear, radiator, power points, laminate flooring, stairs leading to first floor.

**Study/Play Room**

Upvc double glazed windows to front, radiator, power points, laminate flooring.

**Kitchen**

Upvc double glazed windows & door to rear, eye & base level units with roll edge work tops, sink/drainers, electric double oven with separate induction hob & hood, space & plumbing for appliances, power points.

**First Floor Landing**

Access to loft via hatch, doors to all rooms.

**Bedroom 1**

Upvc double glazed windows to front, radiator, power points.

**Bedroom 2**

Upvc double glazed windows to rear, radiator, power points, built in storage cupboard.

**Bedroom 3**

Upvc double glazed windows to rear, radiator, power points.

**Bedroom 4**

Upvc double glazed windows to front, radiator, power points.

**Bathroom**

Upvc frosted double glazed window to side, panelled bath with shower over, low level wc & pedestal wash hand basin, partly tiled walls, heated towel rail.

**Shower Room**

Upvc frosted double glazed window to side, shower cubicle, low level wc & pedestal wash hand basin, heated towel rail.

**Rear Garden**

A large and private rear garden, partly paved and mainly laid to lawn, featuring a substantial outbuilding to the rear and gated side access.

**Garage**

Up & over door with power & lighting.

**Tenure**

Freehold.

**Services**

Mains water, gas, electricity & drainage.

**Local Authority**

Gloucester City Council- Band E

**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			87
(69-80) C		74	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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