



## 3 Blake Hill Way

Abbeymead, GL4 4QR

**£375,000**



Murdock & Wasley Estate Agents are delighted to present this four-bedroom detached family home, ideally situated in a highly sought-after location with convenient access to local amenities and numerous primary schools.

This property offers spacious and versatile accommodation with kitchen/breakfast room, a separate dining room, utility and conservatory. As well as, four bedrooms including a master bedroom complete with an en-suite shower room. Further benefits include, an enclosed rear garden, off road parking and a garage.



### Entrance Hall

Accessed via wooden door, power points, telephone point, radiator, stairs to first floor landing, door to understairs storage cupboard, coving. Doors lead off:

### Kitchen/Breakfast Room

Range of base, drawer and wall mounted units, roll edge worktops, one and a half sink unit with mixer tap over. Appliance points, power points, tv point, telephone point. Electric oven, four ring gas hob, integral fridge/freezer, space for dishwasher and dining room table. Partly tiled walls, radiator, rear aspect upvc double glazed window. Door to:

### Utility

Range of base, drawer and wall mounted units, stainless steel sink unit with mixer tap over, space for washing machine, partly tiled walls, Ideal boiler, rear aspect wooden door leading to the garden. Door to:

### Cloakroom

Low level wc, pedestal wash hand basin, radiator, tiled splash back, side aspect frosted upvc double glazed window.

### Lounge

Tv point, telephone point, power points, radiator, feature fireplace with surround, coving, front aspect upvc double glazed window. French doors to:

### Dining Room

Power points, radiator, space for dining table, coving, sliding doors to:

### Conservatory

Of brick base, upvc construction with a polycarbonate roof, power points, rear and side aspect upvc double glazed windows and French doors leading to the garden.

### Landing

Power point, radiator, wooden door to airing cupboard, access to loft space via hatch.

### Bedroom One

Tv point, power points, radiator, fitted wardrobes, front aspect upvc double glazed window. Door to:

### En-Suite

Suite comprising, low level wc, step in shower cubicle with electric shower over, pedestal wash hand basin, radiator, partly tiled walls. front aspect frosted upvc double glazed window.

### Bedroom Two

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

### Bedroom Three

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

### Bedroom Four

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

### Bathroom

Suite comprising, panelled bath with shower off the mains and separate taps over, low level wc, pedestal wash hand basin, partly tiled walls, radiator, rear aspect frosted upvc double glazed window.

### Outside

At the front of the property you'll find a private tarmac driveway offering off road parking for two vehicles which leads to the front porch and a garage accessed via an up-and-over door with power and lighting.

The rear garden is fully enclosed and features a patio suitable for table and chairs. Beyond the patio, there is a flat lawn bordered by mature trees and shrubs. Additionally, a side pathway provides convenient access to a garage via a wooden door.

### Tenure

Freehold.

### Services

Mains water, gas, electricity and drainage.

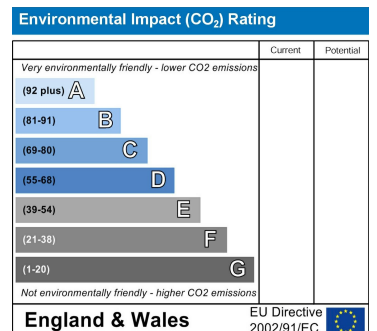
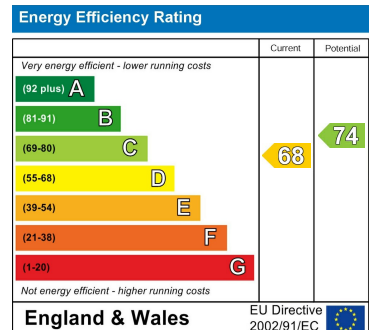
### Local Authority

Gloucester City Council.

Council Tax Band: E

### Awaiting Vendor Approval

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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