



9 The Lawns

Abbeydale, Gloucester, GL4 5YD

£450,000



Murdock and Wasley are delighted to present to the market this much-loved family home, cherished by the same owners for over 45 years. With NO ONWARD CHAIN this rarely available extended four-bedroom property offers spacious and versatile accommodation, designed to suit the needs of a growing family and modern lifestyles.

Ideally located within easy reach of a wide range of local amenities, including bus routes, nurseries, primary schools, supermarkets, and doctors' surgeries.

The accommodation comprises of: Entrance hallway, cloakroom, two reception rooms, well sized kitchen, four bedrooms, two en-suites & main bathroom. Further benefits include, utility room, garage and a garden room.

Outside, the vibrant, and exceptionally cared for garden provides a peaceful outdoor space, while the garage and off road parking add to the home's practicality.



Entrance Hallway

Approached via a UPVC double glazed front door, wall mounted radiator, power points, recessed spotlights, doors leading to; cloakroom, kitchen, living room/dining room and another living room.

Kitchen

Range of base, drawer and wall mounted units, roll edge worksurfaces, single sink unit with mixer tap over. Appliance points, power points, space for rangemaster cooker with extractor hood over, space for fridge/freezer. Vertical modern wall mounted radiator, tiled flooring, door to access garage, rear aspect UPVC double glazed window and rear aspect UPVC double glazed doors leading to the garden.

Sitting Room

Vertical wall mounted radiator, power points, electric fire place and a television point. UPVC double-glazed bay window to the front.

Living Room

Wall mounted radiator, power points, electric fire place and a television point. UPVC double-glazed bay window to the front, doors leading to;

Conservatory

UPVC Double glazed French patio doors leading to garden.

Cloakroom

Low-level WC and pedestal wash hand basin, UPVC Double Glazed window to the front.

Garage

Electric roller door with power & lighting.

Utility Room

Power points, radiator, space for appliances, double glazed upvc window with rear aspect.

Garden/ Storage Room

Power points, two UPVC double glazed window with rear and front aspect, two UPVC double glazed doors leading to rear and front.

Landing

Bedroom One

Power points, wall mounted radiator, built in wardrobe, UPVC double glazed window with rear aspect.

En Suite

Low level wc, step in shower cubicle with shower off the mains, wall mounted wash hand basin with mixer tap over and storage below, wall mounted heated

towel rail, tiled walls, tiled flooring, rear aspect frosted UPVC double glazed window.

Dressing Room

Power points, wall mounted radiator, loft access, side and front aspect UPVC double glazed window.

Bedroom Two

Power points, wall mounted radiator, loft access, front aspect UPVC double glazed window.

Bedroom Three

Power points, wall mounted radiator, front aspect UPVC double glazed window, door leading to:

En Suite

Low level wc, step in shower cubicle with shower off the mains, wall mounted wash hand basin with mixer tap over and storage below, wall mounted radiator, tiled walls, laminate flooring, rear aspect frosted UPVC double glazed window.

Bedroom Four

Power points, wall mounted radiator, front aspect UPVC double glazed window.

Bathroom

Suite comprising low level wc, panelled bath with taps and shower over, wash hand basin with mixer tap over, wall mounted heated towel rail, tiled walls, tiled flooring, rear aspect frosted UPVC double glazed window.

Tenure

Freehold

Services

Mains water, gas, electricity & drainage.

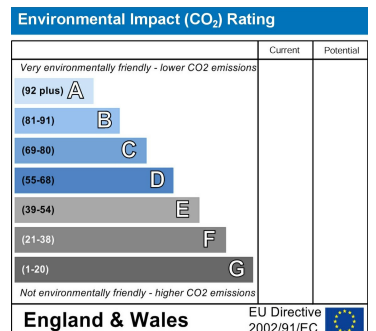
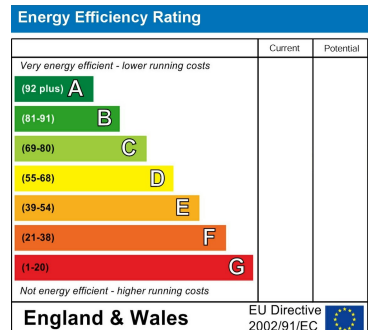
Local Authority

Gloucester City Council

Council Tax 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.



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