



## 12 Forbes Close

Abbeymead, Gloucester, GL4 5GE

**£450,000**



We are delighted to bring to the open market this wonderful family home, offering generous living accommodation throughout. The property boasts an exceptional open-plan kitchen/dining area, perfect for modern family life and entertaining, along with two additional reception rooms providing flexible living space.

Upstairs, there are five well-proportioned bedrooms served by two bathrooms, making it ideal for larger or growing families.



## Entrance Hallway

Approached via a UPVC double-glazed front door, the hallway offers a welcoming first impression with stairs rising to the first floor and useful under-stairs storage. Further benefits include a radiator, power points, and doors providing access to the cloakroom, lounge, and open plan kitchen/diner.

## Cloakroom

Upvc frosted double glazed window to front, low level wc & pedestal wash hand basin, partly tiled walls, towel rail.

## Lounge

A bright and comfortable reception space with a UPVC double-glazed window to the front aspect. Further features include a television point, radiator, and ample power points.

## Open Plan Kitchen/Diner

Fitted to a high standard with a range of matching eye and base level units complemented by roll-edge worktops and a convenient breakfast bar with storage beneath. Integrated appliances include a built-in electric oven with separate induction hob and extractor hood, fridge/freezer, wine fridge, and microwave, with space for further appliances. A sink and drainer is set beneath a skylight, allowing natural light to flood the space, while recessed downlights and tiled flooring add to the modern finish. UPVC double-glazed bi-fold doors open directly onto the rear garden, creating the perfect blend of indoor and outdoor living. Door leading to playroom.

## Play Room

A versatile reception space with UPVC double-glazed French doors opening onto the rear garden. Additional features include a radiator, power points, and an internal door providing access to the garage.

## First Floor Landing

2 x loft hatches, radiator, power points, doors to all rooms.

## Bedroom 1

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

## En-Suite

Upvc frosted double glazed window to rear, shower cubicle, low level wc & pedestal wash hand basin, tiled walls, extractor fan, heated towel rail.

## Bedroom 2

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

## Bedroom 3

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

## Bedroom 4

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

## Bedroom 5

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

## Bathroom

Upvc frosted double glazed window to side, panelled bath, low level wc & pedestal wash hand basin, tiled walls, heated towel rail, recessed down lights.

## Rear Garden

A delightful enclosed garden, partly paved to provide a seating and entertaining area, with the remainder laid to lawn. Further benefits include a cold water tap and gated side access.

## Garage

Up & over door with power & lighting.

## Tenure

Freehold.

## Services

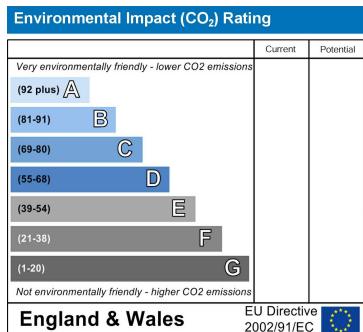
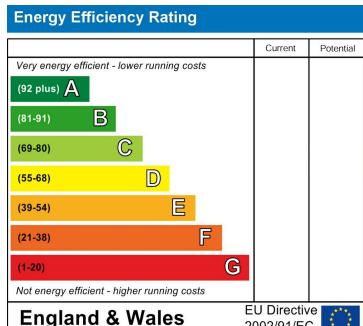
Mains water, gas, electricity & drainage.

## Local Authority

Gloucester City Council- Band E

## Awaiting Vendor Approval

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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