



4 Kimberland Way

Abbeymead, Gloucester, GL4 5TW

Offers in excess of £355,000



MURDOCK & WASLEY welcome to the open market this beautifully presented four bedroom detached family home in a popular residential location. The accommodation comprises of: Entrance hallway, cloakroom, lounge, OPEN PLAN KITCHEN/DINER/FAMILY ROOM, utility, four bedrooms, en-suite & family bathroom. Outside to the rear we have an ENCLOSED REAR GARDEN with GARAGE & DRIVEWAY to the side.

If you are a family after a spacious & wonderful home in a prime location then look no further than this



Entrance Hallway

Approached via Uprvc double glazed front door, wall mounted radiator. Stairs to first floor. Under stairs storage cupboard, doors to cloakroom, lounge & kitchen/diner.

Cloakroom

Uprvc double glazed window to front aspect. Laid to carpet. Wall mounted radiator. Low level W.C. Pedestal wash hand basin with tiled splash backs.

Lounge 14'7 x 12'5 (4.45m x 3.78m)

Uprvc double glazed window to front aspect, radiator, power points, television point.

Open Plan Kitchen/Diner 22'6 x 12'4 (6.86m x 3.76m)

Uprvc double glazed window to front aspect. Wooden flooring. Wall mounted radiator. Range of eye level and base storage units with granite work surfaces. Stainless Steel single sink unit with a mixer tap over. Extractor hood. Gas cooker point. Built-in dishwasher. Part tiled walls. Space for further appliances. Arch to utility. Arch to family room.

Family Room

Two double glazed bi-fold doors to rear and side aspects, power points.

Utility Room 6'7 x 5'7 (2.01m x 1.70m)

Uprvc double glazed window to side aspect. Wooden oak flooring. Wall mounted radiator. Range of eye level and base storage units with granite work surfaces. Washing machine. Tumble dryer.

First Floor Landing

Double wall mounted radiator. Access to loft space. Airing cupboard. Doors to bedrooms and bathroom.

Bedroom 1 14'7 x 9'7 (4.45m x 2.92m)

Uprvc double glazed window to front aspect. Wall mounted radiator, power points, door to:

En-Suite

Uprvc double glazed window to side aspect. Tiled flooring, Wall mounted radiator. Tiled shower cubicle. Pedestrian wash hand basin. Low level W.C.

Bedroom 2 12'1 x 8'4 (3.68m x 2.54m)

Uprvc double glazed window to rear aspect. Wall mounted radiator. Laid to carpet.

Bedroom 3 9'10 x 7'8 (3.00m x 2.34m)

Uprvc double glazed window to front aspect. Wall mounted radiator. Laid to carpet.

Bedroom 4 9'4 x 7'9 (2.84m x 2.36m)

Uprvc double glazed window to front aspect. Wall mounted radiator. Laid to carpet.

Family Bathroom

Uprvc double glazed window to rear aspect. Tiled flooring. Wall mounted radiator. Panelled bath with shower over. Pedestal wash hand basin. Low level W.C. Part tiled walls.

Rear Garden

Enclosed area which is partly paved, mainly laid to lawn, gated side access, door to garage.

Garage

Up & over door with power & lighting. One parking space directly in front of the garage.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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