



 Murdock & Wasley

1 Homestead Court

Abbeymead, Gloucester, GL4 5TB

Offers in excess of £587,500



MURDOCK & WASLEY ESTATE AGENTS are delighted to be able to welcome to the open market for this first time in over two decades this much loved, modern & extremely spacious family home which is set back in a fantastic location. The accommodation on the ground floor comprises of: Entrance hallway, ground floor shower room, modern kitchen, utility, lounge/diner, study & conservatory.

Upstairs we have four double bedrooms, two en-suite bathrooms & a further guest bathroom. Outside to the rear is an enclosed garden with detached outbuilding which has been previously used as an office. Also included is a DOUBLE GARAGE which benefits from power & lighting.

Further benefits include Upvc double glazing throughout, gas central heating & solar panels which are owned.

Thinking of an early Christmas present? Look no further.



Entrance

Approached via specially hand made solid wooden front door with Upvc double glazed side panel.

Entrance Hallway

Solid wooden flooring, radiator, power points, stairs leading to first floor, solid wooden doors to ground floor shower room, kitchen, study & lounge/diner.

Kitchen/Breakfast Room 16'4" x 12'1" (5.00 x 3.70)

Upvc double glazed windows to side & solid wooden doors to both utility & also lounge/diner. A range of base and eye level storage units with silestone work-surfaces over, stainless steel sink unit with mixer tap & separate hot tap over. Integrated Miele dishwasher, fridge freezer, Neff double oven, microwave oven/grill, induction hob with extractor hood over. Tiled flooring with under floor heating & newly installed boiler, recessed down lights & power points.

Utility Room 16'0" x 7'6" (4.88 x 2.31)

Wooden double glazed windows to side & rear, solid wooden door leading to rear garden & double garage. A range of eye & base level storage units with roll edge work-surfaces over, one and a half bowl stainless steel sink unit, plumbing for washing machine and tumble dryer, vinyl flooring, power points, recessed down lights.

Ground Floor Shower Room

Upvc frosted double glazed window to side, shower cubicle, low level wc & pedestal wash hand basin, partly tiled walls, recessed down lights, solid wooden flooring, wooden flooring, storage cupboard.

Home Office 11'3" x 13'1" (3.44 x 3.99)

Upvc double glazed window to side, three double glazed frosted windows to front, radiator, telephone point, power points, solid wooden french doors leading too:

Lounge/Diner 28'6" x 15'4" x 10'8" (8.71 x 4.69 x 3.27)

Two Upvc double glazed windows to side, television point, fire place, three radiators, power points, recessed down lights, solid wooden flooring, sliding doors leading too:

Conservatory 14'0" x 11'2" (4.28 x 3.41)

Wooden frame double glazed windows to rear and side, french doors on to rear, power & lighting, tiled flooring.

First Floor Landing

Access to partly boarded loft with ladder and light, solid wooden doors to all bedrooms & bathroom, airing cupboard with newly installed pressurized tank, two double glazed windows with one obscure feature window.

Bedroom One 15'4" x 16'5" (4.69 x 5.01)

Two Upvc double glazed windows to side, double glazed sliding doors leading to your own private balcony, television point, two radiators, power points, walk in wardrobes, door through too:

En-Suite

Upvc frosted double glazed windows to side, shower cubicle, low level wc & pedestal wash hand basin, Heated towel rail, tiled walls, recessed down lights & tiled flooring.

Bedroom Two 10'6" x 14'11" (3.22 x 4.57)

Two Upvc double glazed window to rear, radiator, built in wardrobes, television point, power points, door too:

En-Suite

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

Bedroom Three 9'0" x 9'2" (2.75 x 2.81)

Upvc double glazed window to side, radiator, television point, power points, built in wardrobes.

Bedroom Four 6'11" x 12'7" (2.13 x 3.84)

Upvc double glazed window to side, radiator, power points.

Family Bathroom

Velux window to front, Free standing bath with mixer tap and shower over, radiator, fully tiled walls and floor, low level wc, vanity sink unit with mixer tap over, recessed down lights.

Rear Garden

An enclosed area which is mainly laid to lawn, with a small patio area. Cold water tap, fountain & summer house, gated side access, spacious separate office which benefits from power & lighting & also insulation.

Parking

Off road parking for 6 vehicles, access to double garage via up and over door.

Double Garage

Upvc double glazed window to rear, Up & over electric door with power & lighting.

Tenure

Freehold

Services

Mains water, gas, electricity, solar panels & drainage.

Local Authority

Gloucester City Council- Tax Band : F

Awaiting Vendors 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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95 Maidenhall, Highnam, Gloucester, GL2 8DJ email: office@mwea.co.uk

GLoucester 01452 682952 FOREST OF DEAN 01594 888624 WWW.MWEA.CO.UK

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at Maidenhall, Highnam, Gloucester, GL2 8DJ

