



# 7 The Plantation

Abbeymead, Gloucester, GL4 5TR

# Offers in excess of £325,000









Murdock & Wasley Estate Agents are thrilled to introduce to the open market this captivating four-bedroom, three-storey townhouse, boasting an expansive living area complemented by a serene, green outlook at the front. Nestled in the highly sought-after area of Abbeymead, this home is a perfect match for growing families looking for space, comfort, and a touch of nature.

In terms of living space, on the ground floor we have an Entrance hallway, cloakroom, family room & kitchen/diner. On the first floor we have the lounge, bathroom & bedroom. On the top floor are three further bedrooms with en-suite directly to the master.

The exterior features an inviting enclosed garden, offering a private oasis for relaxation or play. Additionally, the convenience of a garage and additional parking space further enhances the appeal of this attractive property.



#### **Entrance Hallway**

Approached via Upvc double glazed front door, radiator, power points, tiled flooring, stairs to first floor with large under stairs storage cupboard doors to cloakroom, kitchen/diner & family room.

#### Cloakroom

Low level wc & pedestal wash hand basin, radiator, partly tiled walls, tiled flooring, extractor fan, under floor heating.

# Family Room 10'11 x 10'2 (3.33m x 3.10m)

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

# Open Plan Kitchen/Diner 14'1 x 10'9 (4.29m x 3.28m)

Upvc double glazed windows & door to rear, eye & base level units with roll edge work tops, electric oven with gas hob & hood, integral fridge/freezer, plumbing for washing machine & dishwasher, tiled flooring, radiator, cupboard housing combination boiler, partly tiled walls.

#### **First Floor Landing**

Two storage cupboards, stairs to second floor landing, doors to lounge, bedroom 2 & bathroom, power points.

# Lounge 15'5 x 10'3 (4.70m x 3.12m)

Upvc double glazed windows & juliet balcony to front, television point, two radiators, power points.

#### Bedroom 2 10'8 x 8'3 (3.25m x 2.51m)

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

### Bathroom 10'8 x 5'2 (3.25m x 1.57m)

Upvc frosted double glazed window to rear, panelled bath with shower over, low level wc & pedestal wash hand basin, partly tiled walls, radiator, tiled flooring.

#### **Second Floor Landing**

Door to bedrooms 1,3 & 4.

#### Bedroom 1 15'7 x 10'5 (4.75m x 3.18m)

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

#### **En-Suite**

Shower cubicle, low level wc & pedestal wash hand basin, partly tiled walls, extractor fan. heated towel rail.

# Bedroom 3 10'10 x 7'2 (3.30m x 2.18m)

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

# Bedroom 4 10'8 x 6'8 (3.25m x 2.03m)

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

# **Rear Garden**

An enclosed garden which is partly paved with an area laid to artificial lawn. Cold water tap, gated rear access.

#### Garage

Under the coach house. With parking directly in front.

#### Tenure

Freehold.

#### **Services**

Mains water, gas, electricity & drainage.

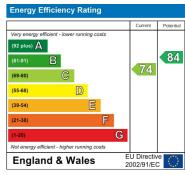
# **Local Authority**

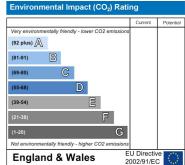
Gloucester City Council- Band C

# **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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