



## 34 Bullfinch Road , Abbeydale, GL4 4WX

**Offers in excess of £380,000**



We are excited to showcase this substantially extended four-bedroom detached family home, nestled in a peaceful cul-de-sac within the desirable Abbeydale area. This property, with its multiple reception rooms and modern amenities, promises both comfort and space for a growing family. In terms of living accommodation. On the ground floor we have Entrance hallway, cloakroom, kitchen, dining area, lounge & study. Upstairs we have four bedrooms & bathroom.

Outside space is just as impressive with wrap around gardens. To the front we have garage & off road private parking.

Act quickly to explore this superb family home. Schedule a viewing to experience firsthand the exceptional space and comfort this property has to offer. Whether you're looking to upgrade your living space or find the perfect backdrop for your family's next chapter, this home is sure to impress.



### Entrance Porch

Approached via Upvc double glazed front door, Upvc double glazed window to side, door through too:

### Entrance Hallway 14'4" x 6'9" (4.37 x 2.08)

Approached via double glazed door, radiator, power points, stairs leading to first floor, laminate flooring, doors to cloakroom, dining area & kitchen.

### Cloakroom 5'10" x 2'10" (1.78 x 0.88)

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

### Kitchen 13'8" x 11'3" (4.17 x 3.45)

Upvc double glazed windows to rear & Upvc double glazed door to side, eye & base level units with roll edge work tops, sink/drain, cooker point, space for appliances, built in dishwasher, wall mounted combination boiler, partly tiled walls, recessed down lights, power points, tiled flooring.

### Dining Area 15'6" x 12'5" (4.73 x 3.79)

Upvc double glazed windows to front, radiator, laminate flooring, power points. Double doors through too:

### Lounge 21'0" x 10'0" (6.42 x 3.05)

Upvc double glazed windows to both side & rear, Upvc double glazed doors leading to conservatory, television point, two radiators, power points.

### Study 10'5" x 7'10" (3.20 x 2.39)

Upvc double glazed windows to both front & side, radiator, power points, laminate flooring, recessed down lights.

### Conservatory 10'9" x 8'7" (3.30 x 2.64)

Upvc double glazed doors to rear, Upvc double glazed windows throughout, laminate flooring, power points.

### First Floor Landing

Upvc double glazed window to side, airing cupboard, doors to all rooms.

### Bedroom 1 10'10" x 10'5" (3.32 x 3.18)

Upvc double glazed windows to front, radiator, power points, built in wardrobes.

### Bedroom 2 10'11" x 9'3" (3.34 x 2.82)

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

### Bedroom 3 8'0" x 7'9" (2.46 x 2.37)

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

### Bedroom 4 7'3" x 6'7" (2.21 x 2.01)

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

### Bathroom 7'9" x 5'10" (2.37 x 1.78)

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

### Rear Garden

A fantastic size garden which is partly paved, mainly laid to lawn, cold water tap, gated side access, shed.

### Garage

Single. Up and over door. Electric and power.

### Tenure

Freehold.

### Services

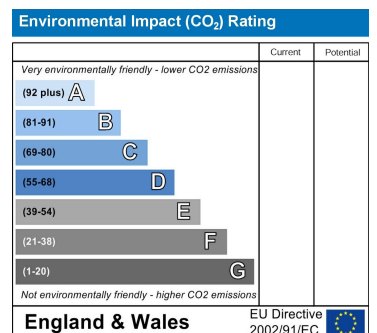
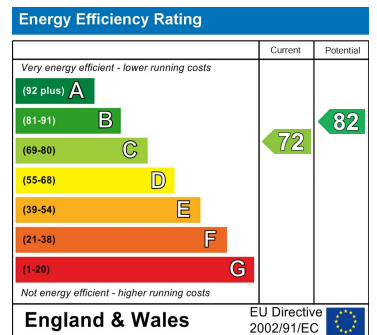
Mains water, gas, electricity, drainage.

### Local Authority

Gloucester City Council- Band D

### 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.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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