



37 The Wheatridge

Abbeyle, Gloucester, GL4 4DQ

£450,000



MURDOCK & WASLEY ESTATE AGENTS are delighted to welcome NEW TO THE MARKET this very well appointed, spacious detached home located on the ever popular "Wheatridge". The accommodation has been extended heavily & if you are a family looking for space well look no further than this wonderful property. On the ground floor we have: Entrance hallway, cloakroom, study, lounge/diner, kitchen/family room & snug. Upstairs are four double bedrooms, one en-suite & bathroom.

Outside we have a private & generous size garden with a DETACHED GAMES room, conservatory, work shop & large amount of parking.

Further benefits do include Upvc double glazing throughout & gas central heating.



Entrance Hallway

Approached via Upvc double glazed front door, engineered oak flooring, radiator, recessed down lights, fuse panel, telephone point, stairs to first floor, doors to cloakroom, kitchen, dining area & study, under stairs storage cupboard.

Cloakroom

Low level wc & pedestal wash hand basin, partly tiled walls, tiled flooring.

Study 14'1" x 10'5" (4.3 x 3.2)

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

Lounge/Diner 22'11" x 11'9" (7.0 x 3.6)

Upvc double glazed windows to front, radiator, engineered oak flooring, television point, recessed down lights, power points.

Open Plan Kitchen/Family Room 20'11" x 14'5" (6.4 x 4.4)

Upvc double glazed french doors to rear, two velux windows, eye & base level units with roll edge work surfaces, sink/drain, cooker points, space for fridge/freezer, plumbing for dishwasher, three radiators, recessed down lights, half lino flooring, half engineered oak flooring, opening through to:

Snug 14'5" x 12'5" (4.4 x 3.8)

Upvc double glazed windows to rear, radiator, power points, recessed down lights, engineered oak flooring.

First Floor Landing

Access to loft via hatch, power points, airing cupboard, doors to all rooms.

Bedroom 1 25'7" x 11'9" (7.8 x 3.6)

Upvc double glazed windows to rear, radiator, power points, built in wardrobes, laminate flooring, power points, door to:

En-Suite 10'2" x 6'6" (3.1 x 2.0)

Upvc double glazed windows to rear, jacuzzi bath, low level wc & pedestal wash hand basin, recessed down lights, extractor fan, towel rail, tiled walls,

Bedroom 2 13'5" x 12'1" (4.1 x 3.7)

Upvc double glazed windows to rear, radiator, power points, cupboard housing combination boiler, storage cupboard.

Bedroom 3 14'1" x 10'2" (4.3 x 3.1)

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

Bedroom 4 11'9" x 9'10" (3.6 x 3.0)

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

Bathroom 8'6" x 7'2" (2.6 x 2.2)

Four piece suite comprising of paneled bath, shower cubicle, low level wc & pedestal wash hand basin, heated towel rail, recessed down lights, extractor fan, tiled flooring.

Rear Garden

To the rear we have an impressive size garden which is south facing & paved, gated side & rear access, cold water tap. doors into conservatory & games room.

Games Room 24'11" x 15'5" (7.6 x 4.7)

Fully fitted bar, loft access, sink/drain, recessed down lights, door to cloakroom & conservatory.

Cloakroom

Low level wc & pedestal wash hand basin, towel rail.

Conservatory 12'1" x 11'9" (3.7 x 3.6)

Upvc double glazed french doors to front, pvc roof, laminate flooring.

Workshop

Up & over door, 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.



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		65	77
		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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