



1 Eagle Way

Abbeydale, GL4 4WS

£365,000



We are delighted to bring to the market this spacious and well-presented four-bedroom detached home, situated on a desirable corner plot in Abbeydale.

This fantastic property boasts generous living space, a double garage, and an enclosed rear garden, making it an ideal choice for families.

Internal living accommodation comprises of: Entrance hallway, cloakroom, lounge & beautifully presented kitchen/diner. Upstairs are four bedrooms, en-suite & bathroom.

Early viewing is highly recommended to fully appreciate all this wonderful home has to offer.



Entrance Hallway 10'6 x 5'9 (3.20m x 1.75m)

Approached via Upvc double glazed front door, radiator, stairs to first floor with under stairs storage space, doors to cloakroom, lounge & kitchen/diner. recessed down lights.

Cloakroom 5'9 x 2'8 (1.75m x 0.81m)

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

Lounge 19'0 x 13'7 (5.79m x 4.14m)

Three Upvc double glazed windows to front, radiator, power points, television point, storage cupboard. Door to:

Open Plan Kitchen/Diner 25'0 x 10'9 (7.62m x 3.28m)

Three Upvc double glazed windows to rear, Upvc double glazed french doors to rear, eye & base level units with square edge work tops, sink/drain, cooker point, space for appliances, built in dishwasher, recessed down lights, partly tiled walls, laminate flooring, radiator, power points.

First Floor Landing

Upvc double glazed window to side, recessed down lights, extractor fan, central heating thermostat, access to loft via hatch. Doors to all rooms.

Bedroom 1 12'3 x 9'7 (3.73m x 2.92m)

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

En-Suite 9'2 x 4'4 (2.79m x 1.32m)

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

Bedroom 2 10'1 x 9'3 (3.07m x 2.82m)

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

Bedroom 3 8'10 x 7'10 (2.69m x 2.39m)

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

Bedroom 4 12'3 x 6'0 (3.73m x 1.83m)

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

Bathroom 7'0 x 6'0 (2.13m x 1.83m)

Upvc frosted double glazed window to rear, jacuzzi bath with power shower over, low level wc & pedestal wash hand basin, partly tiled walls, heated towel rail.

Rear Garden

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

Double Garage

Electric roll edge door with power & lighting.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	70	
(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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