



52 Kennett Gardens

Abbeymead, Gloucester, GL4 5TZ

£450,000



Murdock & Wasley are delighted to present this exceptional three bedroom detached house. Boasting excellent primary schools and local amenities nearby, this property is ideally situated in a quiet cul-de-sac in the highly sought-after Abbeymead area and is offered with no onward chain.

Beautifully extended and modernised, this home offers a bright and spacious open plan layout, ideal for both family living and entertaining. Upstairs, you'll find three well-proportioned bedrooms, including a master bedroom with an en-suite shower room, complemented by a separate main bathroom.

The appeal extends outdoors, where a generous, low-maintenance rear garden offers the perfect space for dining and relaxation, along with the added benefit of off-road parking at the front.



Entrance Hall

Accessed via double glazed door, stairs to first floor landing, wooden door to storage cupboard, LVT flooring, inset ceiling spotlights. Doors lead off:

Cloakroom

Low level wc, vanity wash hand basin with storage below, LVT flooring, side aspect upvc frosted double glazed window.

Dining Area

Power points, traditional column radiator, LVT flooring, inset ceiling spotlights, upvc double glazed bi-folding door leading to the garden.

Lounge

Tv point, power points, feature fireplace, traditional column radiator, LVT flooring, inset ceiling spotlights, front aspect upvc double glazed window.

Kitchen/Breakfast Room

Range of base, drawer and wall mounted units, Quartz worksurfaces, sink unit with mixer tap over. Appliance points, power points, eye level double/oven grill, four ring induction hob with extractor hood over. Breakfast bar with Quartz worktop, integral dishwasher and space for fridge/freezer. Radiator, electric heater, LVT flooring, inset ceiling spotlights, front aspect upvc double glazed window and rear aspect upvc double glazed bi-folding door leading to the garden. Door to:

Family Room

Power points, plumbing for appliances, laminate flooring, rear aspect upvc double glazed windows and French doors leading to the garden.

Landing

Access to loft space, front aspect upvc double glazed window. Doors lead off:

Bedroom One

Power points, radiator, fitted wardrobe, decorative wall panelling, inset ceiling spotlights, rear aspect upvc double glazed windows. Opening to:

En-Suite

Suite comprising double step in shower cubicle with shower off the mains over, low level wc, vanity wash hand basin with storage below, laminate flooring, inset ceiling spotlights, side aspect upvc frosted double glazed window.

Bedroom Two

Power points, radiator, rear aspect upvc double glazed window.

Bedroom Three

Power points, radiator, front aspect upvc double glazed window.

Bathroom

Suite comprising panelled bath with shower off the mains over, low level wc, pedestal wash hand basin. Cupboard housing to combi boiler, partly tiled walls, shaver point, heated towel rail, laminate flooring, side aspect upvc frosted double glazed window.

Outside

To the front of the property there is a driveway for off road parking.

At the rear of the property, you'll find a beautifully maintained garden, complete with a generous patio that provides the perfect setting for outdoor furniture and entertaining. Beyond the patio, a low-maintenance artificial lawn is fully enclosed by sleek, contemporary slatted fencing for added privacy and style.

Tenure

Freehold.

Local Authority

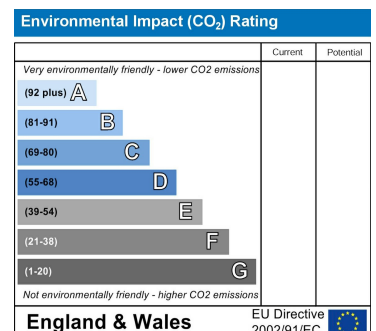
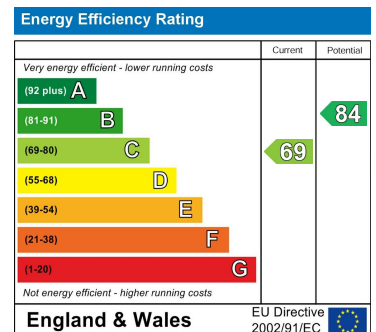
Gloucester City Council.
Council Tax Band: D

Services

Mains water, gas, electricity and drainage.

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.



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