



4 Basil Close

Abbeydale, Gloucester, GL4 5TJ

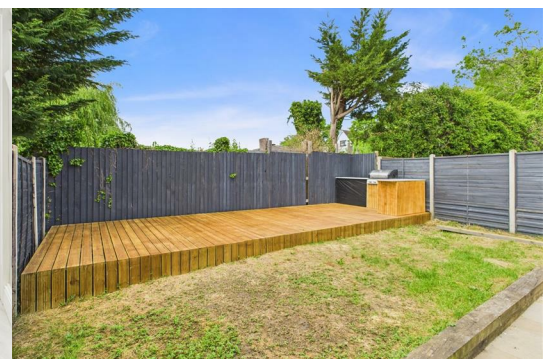
£320,000



Murdock & Wasley Estate Agents are delighted to introduce this beautifully presented three bedroom semi-detached house, ideally situated in a highly sought after cul-de-sac. Just moments from excellent local amenities and fantastic schools, this property offers an ideal setting for modern family life.

The ground floor has been thoughtfully designed to create a bright and spacious open plan kitchen, lounge, and dining area—well-suited for both everyday living and entertaining. Upstairs, the property offers three well-proportioned bedrooms and a family bathroom.

Adding to its appeal, the home features a beautifully enclosed rear garden, ideal for hosting guests or unwinding in a private setting. Further benefits include a private driveway providing off-road parking, along with a garage for added convenience.



Entrance Hall

Accessed via composite door, vertical radiator. Door to:

Lounge

Power points with USB sockets, traditional column radiator, decorative wall panelling, stairs to first floor landing, door to understairs storage cupboard, coving, inset ceiling spotlights. Opening to:

Dining Area

Base and wall mounted units with laminate worktop, power points with USB sockets, vertical radiator, integral dishwasher, space for washing machine, tumble dryer and dining table and chairs, inset ceiling spotlights, side aspect upvc double glazed window. Opening to:

Kitchen

Range of base and wall mounted units, laminate worktop, one and a half bowl sink unit with mixer tap over. Appliance points, power points, eye level AEG double oven/grill, integral neff microwave, space for american fridge/freezer. Island bar with laminate work top, storage below, two integral wine coolers and four ring hob. Feature fireplace with log burning stove, two traditional column radiators, inset ceiling spotlights, side aspect upvc double glazed window and rear aspect upvc double glazed bi-folding door leading to the garden.

Cloakroom

Low level wc, vanity wash hand basin with storage below and mixer tap over. Partly tiled walls, heated towel rail, tiled flooring, inset ceiling spotlights.

Landing

Power point, access to loft space, coving, inset ceiling spotlights, side aspect upvc double glazed window.

Bedroom One

Power points, radiator, fitted wardrobe, coving, inset ceiling spotlights, rear aspect upvc double glazed window.

Bedroom Two

Power points, radiator, decorative wall panelling, inset ceiling spotlights, coving, front aspect upvc double glazed window.

Bedroom Three

Power points, radiator, coving, inset ceiling spotlights, rear aspect upvc double glazed window.

Bathroom

Suite comprising panelled bath with shower off the mains over, vanity wash hand basin with mixer tap over, low level wc with integrated vanity storage. Partly tiled walls, shaver point, heated towel rail, door to airing cupboard, inset ceiling spotlights, front aspect upvc frosted double glazed window.

Outside

At the front of the property, a spacious private driveway offers off-road parking for two vehicles and leads to a garage with an up-and-over door, complete with power and lighting. A flagstone path guides you to the front door, which is sheltered by a canopy porch.

At the side of the property there is a wooden gate providing convenient access to the rear garden.

The rear of the property, features a patio area perfect for garden furniture and entertaining. A flat laid lawn section leads to a raised wooden deck complete with a built-in BBQ station, ideal for alfresco dining. The entire garden is fully enclosed with wooden fencing, offering excellent privacy.

Tenure

Freehold.

Local Authority

Gloucester City Council.

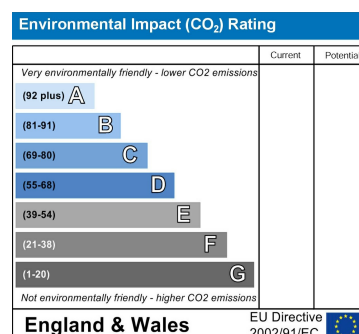
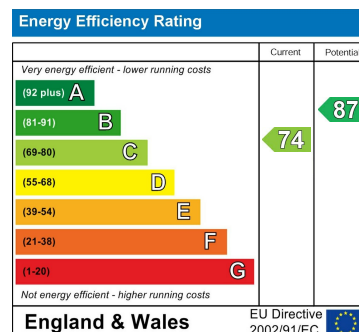
Council Tax Band: C

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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