



14 Daffodil Close

Abbeymead, Gloucester, GL4 4AF

£475,000



Murdock & Wasley Estate Agents are delighted to present to the open market this exceptionally spacious four bedroom detached home, positioned at the end of a quiet and highly sought-after cul-de-sac in Abbeymead.

Occupying a substantial plot, this property is ideal for families looking for generous indoor and outdoor space. The extensive garden is a real highlight – perfect for entertaining, children to play, or even future development (subject to planning).

The living accommodation comprises of entrance hallway, cloakroom, study lounge, dining room, kitchen & conservatory. Upstairs are four bedrooms, en-suite & bathroom.

Outside we have gardens to both side & rear. Finally a double garage & ample parking are also included.



Entrance Hallway 9'11 x 6'1 (3.02m x 1.85m)

Approached via Upvc double glazed front door, radiator, power points, stairs leading to first floor, laminate flooring, doors to cloakroom, study, lounge & kitchen.

Cloakroom 5'8 x 3'0 (1.73m x 0.91m)

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

Study 7'9 x 5'9 (2.36m x 1.75m)

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

Lounge 14'0 x 12'3 (4.27m x 3.73m)

Upvc double glazed windows to front, radiator, power points, laminate wood flooring. Door through to:

Dining Room 12'2 x 8'11 (3.71m x 2.72m)

Upvc double glazed sliding doors to rear, radiator, power points.

Conservatory 12'8 x 10'5 (3.86m x 3.18m)

Upvc double glazed sliding doors to rear, Upvc double glazed windows throughout, pvc roof, power points.

Kitchen 14'0 x 12'3 (4.27m x 3.73m)

Upvc double glazed windows to rear & Upvc double glazed door to side, eye & base level units with roll edge work tops, x 2 sink/drain, electric double oven with separate gas hob & hood, space for further appliances, radiator, power points, wall mounted combination boiler, partly tiled walls.

First Floor Landing 10'3 x 6'2 (3.12m x 1.88m)

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

Bedroom 1 12'6 x 9'6 (3.81m x 2.90m)

Upvc double glazed windows to front, radiator, power points, door to:

En-Suite 6'0 x 5'5 (1.83m x 1.65m)

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

Bedroom 2 11'11 x 9'0 (3.63m x 2.74m)

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

Bedroom 3 8'8 x 8'7 (2.64m x 2.62m)

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

Bedroom 4 8'9 x 7'4 (2.67m x 2.24m)

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

Bathroom 6'11 x 5'5 (2.11m x 1.65m)

Upvc frosted double glazed windows to rear, panelled bath with shower over, low level wc & pedestal wash hand basin, heated towel rail, shaver point.

Rear Garden

A fantastic size garden which is partly paved. Lawn areas to both side & rear, cold water tap, gated side access. Door leading to double garage.

Double Garage

Up & over door with 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		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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